

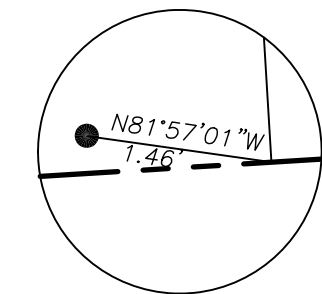
U.S. ROUTE 40

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DORRIAN R. AMLING
OR 229 P 97
3.1697 ACRES

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3.1697 ACRES



DETAIL "A"

DEED REFERENCE

JOYCE ANN PICKENS
SHIRLEY JEAN POLAND
OR 204 P 823

- (A) 5.636 ACRES 24-00438.000
FIRST TRACT
51.80 ORIGINAL ACRES
- (B) 0.22 AC. SECOND TRACT
- (C) 0.39 AC. 24-00438.000
0.44 ORIGINAL ACRES THIRD TRACT
- (D) 0.167 AC. FOURTH TRACT

KIMBERLY S. CASTO
OR 89 P 1019

- (E) 7.686 ACRES 24-00623.000

PETER S. YODER
OR 233 P 2262
31.29 ACRES
FIFTH TRACT

RUTH M. DEVER
OR 214 P 2570
1.577 AC

HAROLD NEAL
OR 231 P 2159
1.546 AC.

PETER S. YODER
OR 233 P 2262
53.6 ACRES
SEVENTH TRACT

N 704,611.34
E 1,689,876.39

4.5221± ACRES

4.0403± ACRES

0.1333± ACRES

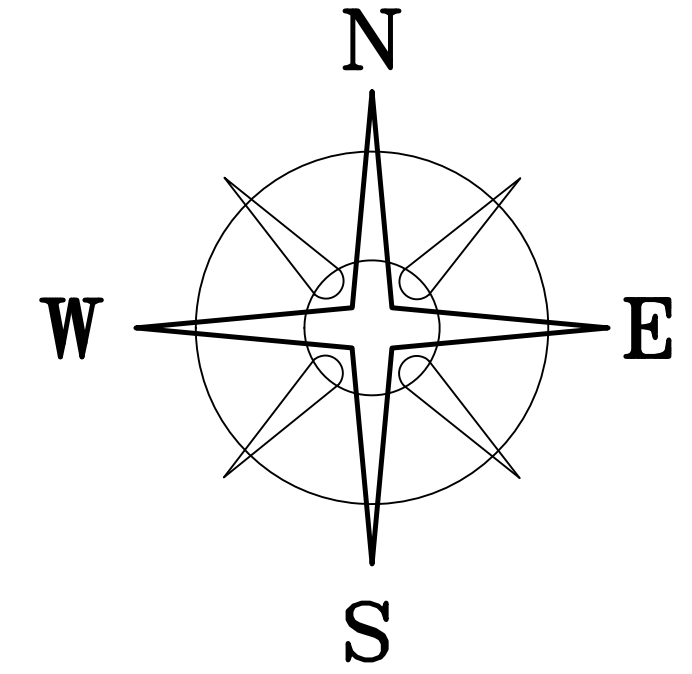
4.3889± ACRES

SANDRA S. GORDON
OR 62 P 416
0.292 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 4/21/14

BEARINGS BASED ON THE C OF US 40 (N86°30'E) AS SHOWN
ON ODOT R/W PLAN MAD-40-(0.00-6.84) SHT. 5/13



LEGEND

- (A) WOOD FENCE POST (FOUND)
- (B) IRON PIPE (FOUND)
- (C) 3/4" IRON TEE BAR & CAP (FOUND)
- (D) 1/2" IRON PIN (FOUND)
- (E) 12" SQ. CONCRETE FENCE POST (FOUND)
- (F) RECORD CORNER STONE (FOUND)
- (G) 6" CONC. R/W MONUMENT (FOUND)
- (H) MAG NAIL (SET)
- (I) 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

REVISED 4/21/14

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**4.0403± & 4.5221± ACRES, VMS 6288,
SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PETER YODER**

DATE DRAWN: 4/14/14	SCALE: 1" = 100'	CREW: MW
JOB # S140403	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

4.0403 Acre Tract *Surveyed for Peter Yoder*

The following describe 4.0403 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 6288, being part of a 7.686 acre tract (24-00623.000) conveyed to Kimberly S. Casto by Official Record 89 page 1019, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 56 (60 feet Right-Of-Way) said mag nail is at the southeast corner of said 7.686 acre tract and the northeast corner of a 53.6 acre tract (Seventh Tract) conveyed to Peter S Yoder by Official Record 233 page 2262;

Thence, with the line between said 7.686 and said 53.6 acre tracts, South $66^{\circ} 29' 48''$ West a distance of 591.75 feet to an iron pin and caps set at **The True Point of Beginning**;

Thence, continuing with the line between said 7.686 and said 53.6 acre tracts, **South $66^{\circ} 29' 48''$ West** a distance of **486.47 feet** to an iron pin and cap set at the southeast corner of a 31.29 acre tract (Fifth Tract) also conveyed to Peter S Yoder by Official Record 233 page 2262;

Thence, with the east line of said 31.29 acre tract, **North $02^{\circ} 44' 21''$ East** a distance of **573.33 feet** to a 1/2 inch diameter rebar found 1 foot deep at the southwest corner of a 5.636 acre tract (First Tract) conveyed to Joyce Ann Pickens and Shirley Jean Poland by Official Record 204 page 823;

Thence, with the south line of said 5.636 acre tract, **North $89^{\circ} 03' 53''$ East** a distance of **264.19 feet** to the southwest corner of a 1.546 acre tract conveyed to Harold Neil by Official Record 231 page 2159, from said corner a 1/2 inch diameter rebar bears North $03^{\circ} 18' 04''$ East a distance of 0.23 feet;

Thence, with a new line across said 7.686 acre tract, **South $21^{\circ} 58' 38''$ East** a distance of **412.99 feet** returning to **The True Point of Beginning** containing **4.0403 Acres** more or less.

The hereinabove described 4.0403 acre tract is to become part of and contingent to Peter Yoder's 31.29 acre tract.

Bearings are bases on the centerline of US Route 40 (North $86^{\circ} 30'$ East) as shown on ODOT Right-Of-Way Plan MAD - 40 - (0.00 - 6.84) sheet 5/13.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April 15, 2014 by James R. Cottrill registration #6858. (Job #S140403-4-0403AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

4.5221 Acre Tract *Surveyed for Peter Yoder*

The following describe 4.5221 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 6288, being part of a 5.636 acre tract (First Tract) (24-00438.000) and all of a 0.39 acre tract (24-00438.000) both tracts conveyed to Joyce Ann Pickens and Shirley Jean Poland by Official Record 204 page 823, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 56 (60 feet Right-Of-Way) said mag nail is corner to said 5.636 acre tract and the northeast corner of a 0.292 acre tract conveyed to Sandra S Gordon by Official Record 62 page 416;

Thence, with the north line of said 0.292 acre tract, South 67° 41' 37" West, passing the northeast corner of a 1.577 acre tract conveyed to Ruth him Denver by Official Record 214 page 2570 at 144.75 feet, a total distance of 304.92 feet to an iron pin and cap set at the northwest corner of said 1.577 acre tract and **The True Point of Beginning**;

Thence, with the west line of said 1.577 acre tract, **South 03° 18' 04" West**, passing the northwest corner of a 1.546 acre tract conveyed to Harold Neil by Official Record 231 page 2159 at 252.84 feet, also passing a 1/2 inch diameter rebar found at 463.53 feet, a total distance of **463.76 feet** to a point in the north line of a 7.686 acre tract conveyed to Kimberly S. Casto by Official Record 89 page 1019;

Thence, with the north line of said 7.686 acre tract, **South 89° 03' 53" West** a distance of **264.19 feet** to a 1/2 inch diameter rebar, 1 foot deep, found in the east line of a 31.29 acre tract conveyed to Peter S Yoder by Official Record 233 page 2262;

Thence, with the east line of said 31.29 acre tract, **North 02° 44' 21" East** a distance of **787.47 feet** to a 1/2 inch diameter rebar found in the south Right-Of-Way line of US Route 40;

Thence, with said south right-of-way line of US Route 40, **North 86° 30' 00" East**, passing the northwest corner of said 0.39 acre tract at 136.40 feet, a total distance of **181.48 feet** to an iron pin and cap set;

Thence, with a new line across said 0.39 acre tract, **South 02° 45' 25" East**, passing the south line of said 0.39 acre tract at 131.51 feet, a total distance of **191.17 feet** to an iron pin and cap set;

Thence, across said 5.636 acre tract the following 2 new courses:

- 1) **North 88° 50' 16" East** a distance of **75.93 feet** to an iron pin and cap set
- 2) **South 05° 16' 48" West** a distance of **141.54 feet** returning to **The True Point of Beginning** containing **4.5221 Acres** more or less, of which 4.3889 acres more or less is part of said 5.636 acre tract and 0.1333 acres more or less is part of said 0.39 acre tract.

The hereinabove described 4.8882 acre tract is to become part of and contingent to Peter Yoder's 31.29 acre tract.

Bearings are bases on the centerline of US Route 40 (North 86 ° 30' East) as shown on ODOT Right-Of-Way Plan MAD – 40 – (0.00 – 6.84) sheet 5/13.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858." This description is based on a field survey performed April 18, 2014 by James R. Cottrill registration #6858. (Job #S140403-4-5221AC)

James R. Cottrill, PS