

Cottrill Surveying, LLC

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

6.6293 Acre Tract *Surveyed for James Sheehy*

The following describe 6.6293 acre tract is situated in the state of Ohio, Pleasant Township in Franklin County, Fairfield Township in Madison County, VMS 6305, and being all of a 6.628 acre tract conveyed to James H and Patricia A Sheehy by Instrument #200106010121742 (Franklin County) and all of a 6.298 acre tract (07-00611.001 Madison County) also conveyed to James H and Patricia A Sheehy by Official Record 105 page 1979 in Madison County, and being more particularly described as follows:

Commencing at Franklin County monument #FCGS 5334 found at the centerline intersection of Seaman Road (Township Road 285, Franklin County) (40 feet right-of-way) with the centerline of Alkire Road (County Road 11 Franklin County) (60 feet right-of-way);

Thence, with the centerline of said Seaman Road, the following three courses:

- 1) South 33° 15' 10" East a distance of 2039.64 feet to FCGS 1578
- 2) South 56° 54' 16" West a distance of 1145.53 feet to FCGS 1311
- 3) South 35° 01' 42" East a distance of 244.15 feet to the southeast corner of a 5.001 acre tract conveyed to Rick a and Elizabeth J Rhodes by Instrument #200304090102856 (Franklin County) and Official Record 197 page 156 (Madison County), also the Northeast corner of said 6.628 and 6.298 acre tracts, from said corner a railroad spike found bears North 56° 36' 26" East a distance of 0.16 feet, said corner is also **The True Point of Beginning**;

Thence, continuing with the centerline of said Seaman Road, **South 35° 01' 42" East** a distance of **305.38 feet** to the Northeast corner of a 0.240 acre tract conveyed to Jerry and Karen Ward by Instrument #200606010105570 (Franklin County) , from said corner a railroad spike found bears North 59° 37' 31" East a distance of 0.09 feet;

Thence, with the North line of said 0.240 acre tract, **South 59° 37' 31" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "XYZ 7408" found at 29.91 feet, passing a 1/2 inch diameter iron pipe found corner to a 5.628 acre tract conveyed to Glen A and Angel L Gee by Deed Book 31387 page H04 (Franklin County) and Official Record 32 page 92 (Madison County) at 230.26 feet, passing the Franklin/Madison County line at 970.81 feet, and also passing a 1/2 inch diameter iron pipe at 971.02 feet (0.07 feet right of line), a total distance of **1116.40 feet** to a 3/4 inch iron pipe found in the East line of a 207.32 acre tract conveyed to Roy L and Roseanna Dell Green, Trustees by Official Record 221 page 1922;

Thence, with the East line of said 207.32 acre tract, **North 03° 30' 39" West** a distance of **284.28 feet** to the Southwest corner of said 5.001 acre tract;

Thence, with the South line of said 5.001 acre tract, **North 56° 36' 26" East**, passing a 3/4 inch diameter iron pipe found at 0.25 feet, passing an iron pin and cap set on the Franklin/Madison County line at 150.44 feet, and also passing a 3/4 inch iron pipe found at 934.67 feet, a total distance of **964.50 feet** returning to **The True Point of Beginning** containing **6.6293 Acres** more or less, of which there are 5.7666 acres more or less in Franklin County, 0.8627 acres more or less in Madison County, there are also 0.1544 acres more or less in the right-of-way of said Seaman Road.

Bearings are bases on a GPS observation on May 26 2014, WGS 1984 Geodetic North. Center line of Seaman Road is South 35° 01' 42" East between FCGS 1311 and FCGS 5461.

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 May 30, 2014 by James R. Cottrill registration #6858. (Job #S140511-6-6293AC)

James R. Cottrill, PS