

LEGEND

- ☐ CENTERLINE MONUMENT BOX (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - MAG NAIL (SET)
 - ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE R.S.#6140" (FOUND)
 - ◻ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE
ROBERT E. PEARCE
OFFICIAL RECORD 229 PAGE 661
Ⓐ 52.4876 ACRES
2.1566± ACRES

ROBERT E. PEARCE
OFFICIAL RECORD 279 PAGE 2450
4.4181 ACRES
LOT #4

0.8434±ACRES
NOT RECORDED TODATE

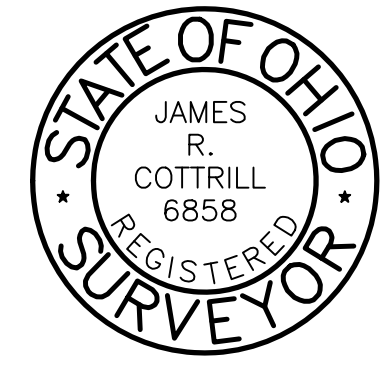
WILLIAM PEARCE
OR 252 P 1224
1.500 AC.

ROBERT E. PEARCE
OFFICIAL RECORD 279 PAGE 2450
3.9789 ACRES
LOT #3

NOTE
0.8434± & 2.1566± ACRE TRACTS ARE TO BECOME PART OF
ANS CONTINGENT TO WILLIAM PEARCE'S 1.500 ACRE TRACT.

POINT OF COMMENCEMENT

N=702339.69'
E=1735797.14'

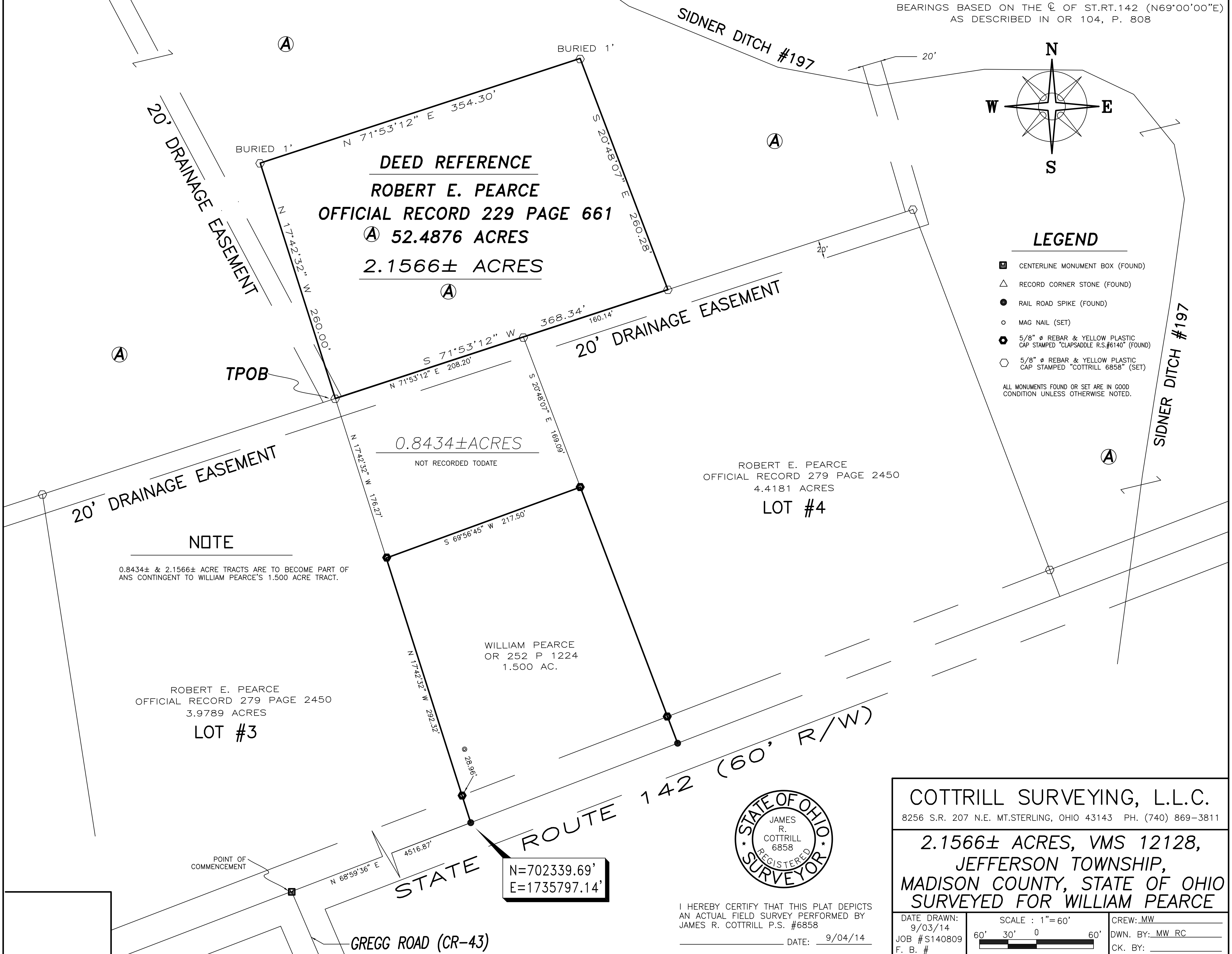


I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 9/04/14

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

2.1566± ACRES, VMS 12128,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR WILLIAM PEARCE

DATE DRAWN: 9/03/14	SCALE : 1"=60'	CREW: MW
JOB #S140809	60' 30' 0 60'	DWN. BY: MW RC
F. B. #		CK. BY:



Cottrill Surveying, LLC

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

2.1566 Acre Tract *Surveyed for William Pearce*

The following describe 2.1566 acre tract is situated in the state of Ohio, Madison County, Jefferson Township, VMS 12128, and being part of a 52.4876 acre tract (08-00721.001) conveyed to Robert E Pearce by Official Record 229 page 661, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of Gregg Road (County Road 43) with State Route 142 (60 feet Right-Of-Way);

Thence, with the centerline of said State Route 142, North 68° 59' 36" East a distance of 4516.87 feet to a railroad spike found at the Southeast corner of a 3.9789 acre tract conveyed to Robert E Pearce by Official Record 279 page 2450 also at the Southwest corner of a 1.500 acre tract conveyed to William Pearce by Official Record 252 page 1224;

Thence, with the line between said 1.500 and 3.9789 acre tract, North 17° 42' 32" West, passing a 5/8" diameter rebar and yellow plastic cap stamped "Clapsaddle RS #6140" found at 28.96 feet, a total distance of 292.32 feet to a 5/8" diameter rebar and yellow plastic cap stamped "Clapsaddle RS #6140" found at the Northwest corner of said 1.500 acre tract and the Southwest corner of a 0.8434 acre tract not recorded to date surveyed by this surveyor on October 2, 2006;

Thence, with the line between said 3.9789 and said 0.8434 acre tracts, North 17° 42' 32" West a distance of 176.27 feet to an iron pin and cap set previously set at the North East corner of said 3.9789 acre tract and **The True Point of Beginning**;

Thence, across said 52.4876 acre tract the following three new courses:

- 1) **North 17° 42' 32" West** a distance of **260.00 feet** to an iron pin and cap set (buried 1 feet)
- 2) **North 71° 53' 12" East** a distance of **354.30 feet** to an iron pin and cap set (buried 1 feet)
- 3) **South 20° 48' 07" East** a distance of **260.28 feet** to an iron pin and cap set in the North line of a 4.4181 acre tract conveyed to Robert E Pearce by Official Record 279 page 2450;

Thence, with the North line of said 4.4181 and 0.8434 acre tracts, **South 71° 53' 12" West**, passing an iron pin and previously set at the northern corner common to said tracts at 160.14 feet, a total distance of **368.34 feet** returning to **The True Point of Beginning** containing **2.1566 Acres** more or less.

The hereinabove described 2.1566 acre tract and said 0.8434 acre tracts are to become part of and contingent to William Pearce's 1.500 acre tract.

Bearings are based on the centerline of State Route 142 (North 69° 00' 00" East) as described in Official Record 104 page 808.

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 September 5, 2014 by James R. Cottrill registration #6858. (Job #S140809-2-1566AC)

James R. Cottrill, PS