

BEARINGS ARE BASED ON CENTERLINE OF BRAGG ROAD (N 3° 07'E)
AS DESCRIBED IN PLAT BOOK 1, P. 272.

MADISON COUNTY
MONUMENT 12-37

POINT OF
COMMENCEMENT

O'DAY-HARRISON ROAD (40' R/W) (CR-68)

ROBIN HORNEY
OR 193 P 2434
40.0000 ACRES
101-04

V.M.S. 9249
V.M.S. 6824

DEED REFERENCE

ALMA HIX GREEN
OR 193 P 2442
Ⓐ 37.6522 ACRES
(Parcel #20-00006.002 & 23-00013.000)
101-04

SCIOTO FARM UNITS
PLAT BOOK 1, P. 272

NOTE

8.9283± ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO POTTS' 46.3820 ACRE TRACT.

LEGEND

- ▲ WOOD CORNER FENCE POST (FOUND)
- ⊙ 2 1/2" Ø IRON PIPE & CAP (FOUND)
- 3/4" IRON PIPE (FOUND)
- MADISON COUNTY MONUMENT 12-37 (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ IRON PIN (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

RANGE TOWNSHIP
PLEASANT TOWNSHIP

SCIOTO FARM UNITS 32

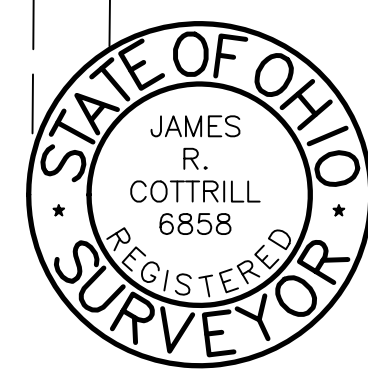
SCIOTO FARM UNITS 33

CHARLES W POTTS
OR 193 P 2445
46.3820 ACRES
101-04

8.9283± ACRES
Ⓐ

V.M.S. 6824
V.M.S. 3405

DRU L & JUDITH R GILLILAND
OR 270 P 1058
73.2 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 03/16/15

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

**8.9283± ACRES, VMS 9249,
S.F.U. #32, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CHARLES POTTS**

| | | |
|-------------------------|-------------------|-------------|
| DATE DRAWN: 03/13/15 | SCALE : 1" = 100' | CREW: MW |
| JOB # S150301 | 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

8.9283 Acre Tract *Surveyed for Charles Potts*

The following described 8.9283 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 9249, and being part of a 37.6522 acre tract (Parcel #20-00006.002 & 23-00013.000) (being part of Scioto Farm Units 32 as recorded in Plat Book 1 page 272) conveyed to Alma Hix Green by Official Record 193 page 2442, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of O'Day-Harrison Road (40 feet Right-Of-Way) (County Road 68) with Bragg Road (40 feet Right-Of-Way) (Township Road 68), from said iron pin Madison County Monument #12 – 37 bears North 24° 40' 54" East a distance of 20.34 feet, also from said iron pin a 2-1/2 inch diameter iron pipe and punched cap bears South 44° 27' 03" East a distance of 34.01 feet;

Thence, with the centerline of Said Bragg Road, South 03° 07' 00" West a distance of 2094.62 feet to a railroad spike found at the northwest corner of said 37.6522 acre tract, also being the southwest corner of a 40.0000 acre tract conveyed to Robin Horney by Official Record 193 page 2434;

Thence, with the line between said 40.0000 and 37.6522 acre tracts, South 86° 46' 55" East, passing an iron pin and previously set at 23.00 feet, also passing the line between Range and Pleasant Townships at 1007.83 feet, a total distance of 1559.84 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing with said 40.0000 acre tract the following two courses:

- 1) **South 86° 46' 55" East** a distance of **506.95 feet** to an iron pin and previously set in the line between VMS 9249 and 6824
- 2) **South 03° 08' 39" West** a distance of **164.33 feet** to a cornerstone found at the northwest corner of a 73.2 acre tract conveyed to Dru L and Judith R Gilliland by Official Record 270 page 1058, said stone is also corner to VMS 6824 and 3405;

Thence, with the west line of said 73.2 acre tract and the line between VMS 9249 and 3405, **South 03° 08' 39" West**, passing a 2-1/2 inch diameter iron pipe and punched cap at 5.00 feet, a total distance of **629.30 feet** to a 2-1/2 inch diameter iron pipe and punched found at the northeast corner of a 46.3820 acre tract conveyed to Charles W Potts by Official Record 193 page 2445;

Thence, with the north line of said 46.3820 acre tract, **North 86° 46' 55" West** a distance of **473.14 feet** to an iron pin and cap set near the east bank of Bragg Joint Ditch (#25);

Thence, **North 00° 42' 19" East** a distance of **794.40 feet** returning to **The True Point of Beginning** containing **8.9283 Acres** more or less.

This the hereinabove described 8.9283 acre tract is to become part of and contingent to Charles Potts' 46.3820 acre tract as recorded in Official Record 193 page 2445.

Bearings are bases on the centerline of Bragg Road (North 03° 07' East) shown on Plat Book 1 page 272.

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 March 16, 2015 by James R. Cottrill registration #6858. (Job #S150301-8-9283AC)

James R. Cottrill, PS