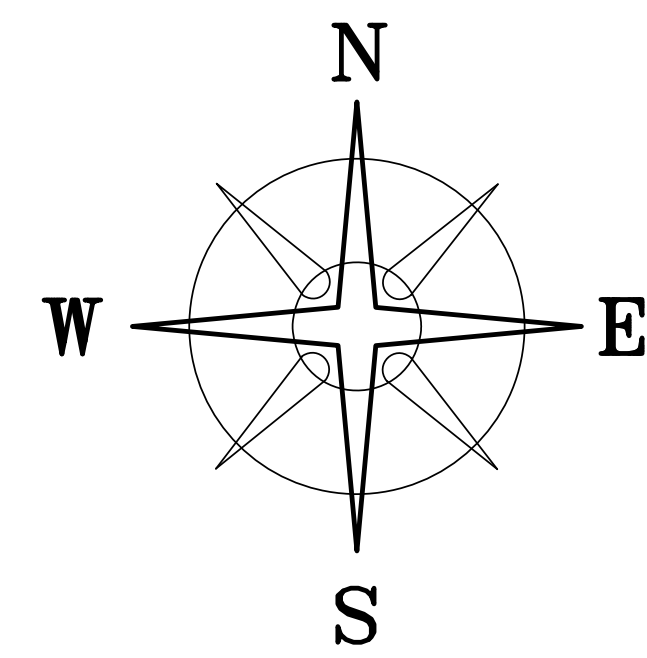


BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/24/13  
WGS 1984 GEODETIC NORTH.



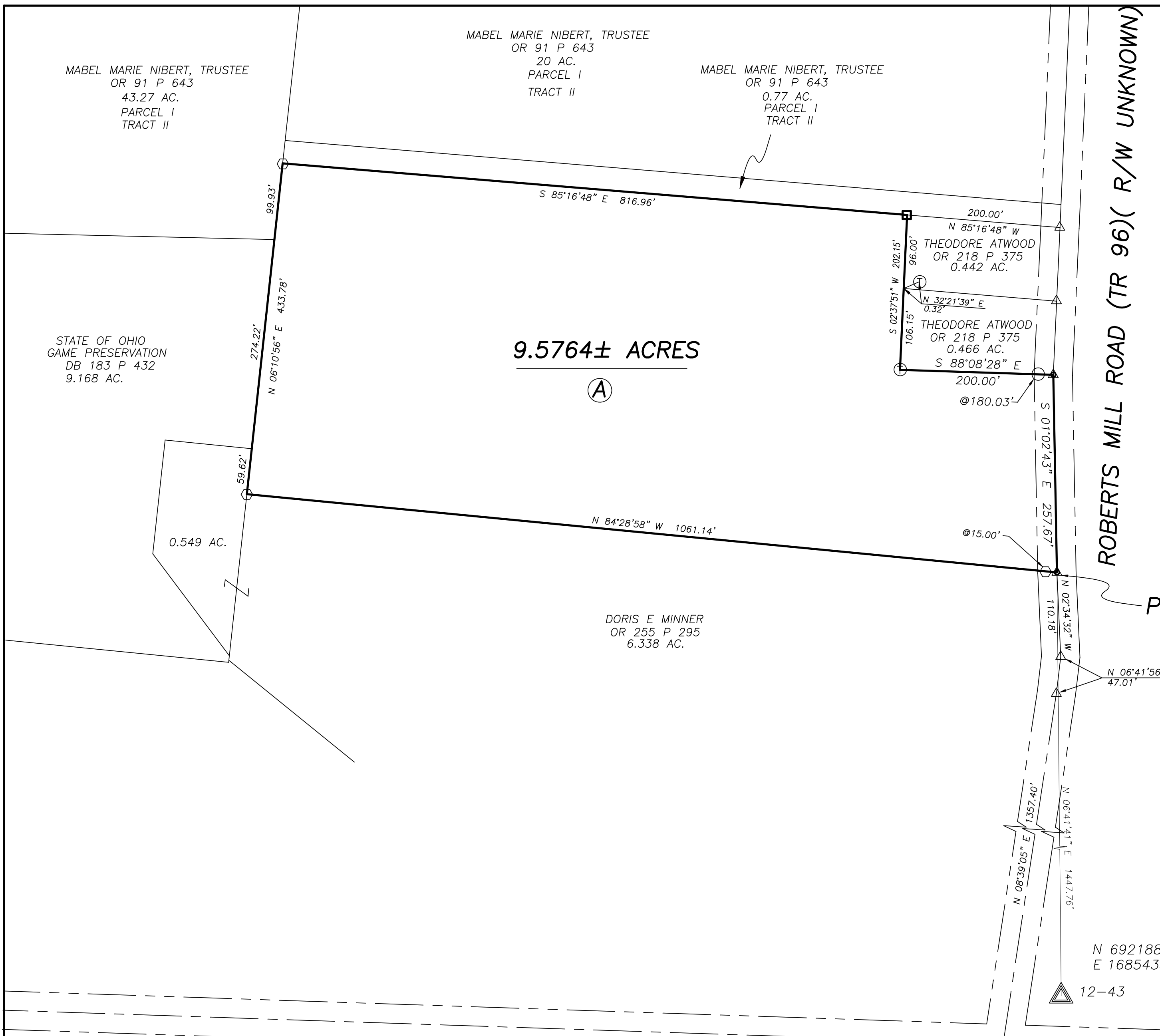
DEED REFERENCE

**CATHERINE L SHREWSBURY**  
OR 245 P 1904  
9.092 ACRES

LEGEND

- 1' DIAMETER REINFORCED CONCRETE MONUMENT WITH BRASS TABLET STAMPED "12-43"
- WOOD FENCE POST (FOUND)
- 3/4" IRON PIPE (FOUND)
- 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2" IRON PIN (FOUND)
- 4 1/2" WOODEN FENCE POST (FOUND)
- IRON PIN (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET) OVER IRON PIN (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



ROBERTS MILL ROAD (TR 96) (R/W UNKNOWN)

OLD SPRINGFIELD ROAD (CR 13)(50'R/W)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: \_\_\_\_\_

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

**9.5764± ACRES, VMS 4515,  
UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR CATHERINE SHREWSBURY**

DATE DRAWN: 6/25/13	SCALE : 1" = 100'	CREW: <u>MW</u>
JOB #S130612	100' 50' 0 100'	DWN. BY: <u>RC</u>
F. B. #		CK. BY: _____

## **Cottrill Surveying, LLC**

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

### **9.5764 Acre Tract Surveyed for Catherine Shrewsbury**

The following describe 9.5764 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being all that remains of a 9.092 acre tract conveyed to Catherine L Shrewsbury by Official Record 245 page 1904, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of Roberts Mill Road (Township Road 96) (right-of-way width unknown), said mag nail is at the southeast corner of said 9.092 acre tract and the northeast corner of a 6.338 acre tract conveyed to Doris E Minner by Official Record 255 page 295, said mag nail bears North 08° 39' 05" East a distance of 1357.40 feet, North 06° 41' 56" East a distance of 47.01 feet, and North 02° 34' 32" West a distance of 110.18 feet from an iron pin found at the centerline intersection of said Roberts Mill Road with the centerline of old Springfield Road (County Road 13)(50 feet right-of-way), said mag nail also bears North 06° 41' 41" East a distance of 1447.76 feet from Madison County GPS Monument "12 – 43";

Thence, with the north line of said 6.338 acre tract, **North 84° 28' 58" West**, passing an iron pin and cap set at 15.00 feet, a total distance of **1061.14 feet** to an iron pin and cap set in the east line of a 0.549 acre tract also conveyed to Doris E Minner by Official Record 255 page 295;

Thence, with the east line of said 0.549 acre tract, **North 06° 10' 56" East**, passing a corner of a 9.168 acre tract conveyed to the State of Ohio, Game Preservation by Deed Book 183 page 432 at 59.62 feet, also passing the southeast corner of a 43.27 acre tract conveyed to Mabel Marie Nibert, Trustee by Official Record 91 page 643 at 333.84 feet, a total distance of **433.78 feet** to an iron pin and cap set at the southwest corner of a 0.77 acre tract (Parcel I, Tract II) conveyed to Mabel Marie Nibert, Trustee by Official Record 91 page 643;

Thence, with the south line of said 0.77 acre tract, **South 85° 16' 48" East** a distance of **816.96 feet** to a 4 1/2 inch diameter wood fence post found at the northwest corner of a 0.442 acre tract conveyed to Theodore Atwood by Official Record 218 page 375;

Thence, with the west line of said 0.442 acre tract, **South 02° 37' 51" West** a distance of **96.00 feet** to the northwest corner of a 0.466 acre tract also conveyed to Theodore Atwood by Official Record 218 page 375;

Thence, with said 0.466 acre tract the following two courses:

- 1) **South 02° 37' 51" West** a distance of **106.15 feet** to a 3/4" iron T-bar and cap found
- 2) **South 88° 08' 28" East**, passing a 3/4" diameter iron pipe found at 180.03 feet, a total distance of **200.00 feet** to a mag nail set over an iron pin found in the centerline of said Roberts Mill Road;

Thence, with the centerline of said Roberts Mill Rd., **South 01° 02' 43" East** a distance of **257.67 feet** returning to the point of beginning containing **9.5764 Acres** more or less.

Bearings are bases on a GPS observation on June 24, 2013 , WGS 1984 Geodetic North.

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 June 26, 2013 by James R. Cottrill registration #6858. (Job #S130612-9-5764AC)

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James R. Cottrill, PS

