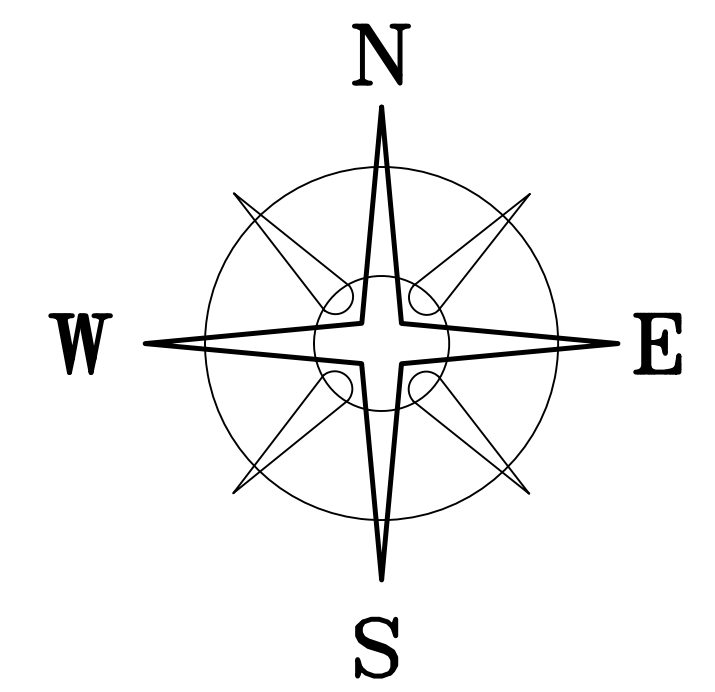


BEARINGS BASED ON THE  $\text{C}$  OF NEW U.S. 42 (N 53°28'E)  
AS SHOWN ON ODOT R/W PLAIN S.H.241 SEC. D & C (PT.) SHT 7



DEED REFERENCE

MERLE & MARILYN J ISAACS  
OR 167 P 292

(A) 3.426 RESIDUAL ACRES  
05-00200.000  
7.093 ORIGINAL ACRES

LEGEND

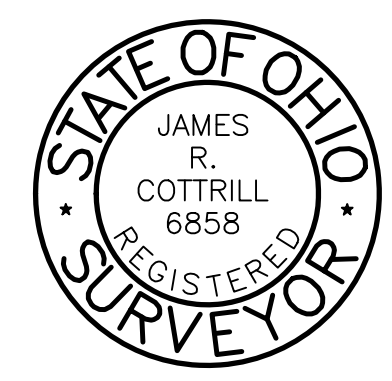
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- IRON PIN (FOUND)
- △ 6"Ø CONCRETE R/W MONUMENT (FD)
- RAIL ROAD SPIKE
- DRILL HOLE (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

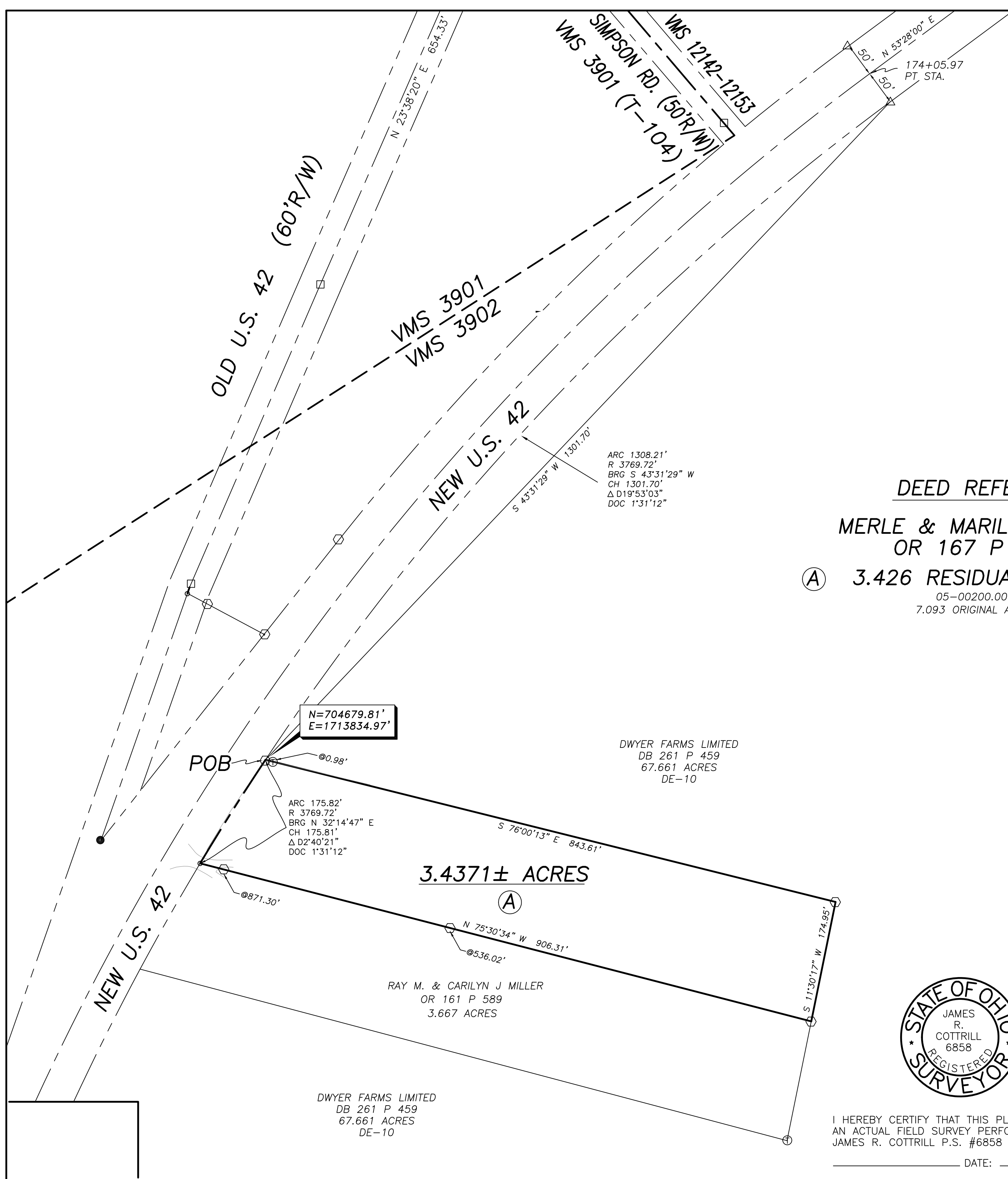
**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

**3.4371± ACRES, VMS 3902,  
DEERCREEK TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR MERLE ISAACS.**

DATE DRAWN: 12/01/14	SCALE : 1" = 100'	CREW: MW,
JOB # S141107	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 12/02/14



N=704679.81'  
E=1713834.97'

ARC 1308.21'  
R 3769.72'  
BRG S 43°31'29" W  
CH 1301.70'  
Δ D19°53'03"  
DOC 1'31'12"

DWYER FARMS LIMITED  
DB 261 P 459  
67.661 ACRES  
DE-10

ARC 175.82'  
R 3769.72'  
BRG N 32°14'47" E  
CH 175.81'  
Δ D2°40'21"  
DOC 1'31'12"

**3.4371± ACRES**

RAY M. & CARILYN J MILLER  
OR 161 P 589  
3.667 ACRES

DWYER FARMS LIMITED  
DB 261 P 459  
67.661 ACRES  
DE-10

## **Cottrill Surveying, LLC**

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

### **3.4371 Acre Tract** *Surveyed for Merle Isaac*

The following described 3.4371 acre tract is situated in the state of Ohio, Madison County, Deercreek Township, VMS 3902, and being all the remains of a 3.426 acre tract (05-00200.000) conveyed to Merle and Marilyn J Isaacs by Official Record 167 page 292, and being more particularly described as follows:

Beginning at an iron pin and cap set in the east right-of-way line of US 42 at the northwest corner of said 3.426 acre tract and corner to a 67.661 acre tract conveyed to the Dwyer Farms Limited by Deed Book 261 page 459, said iron pin and cap bears South 43° 31' 29" West a chord distance of 1301.70 feet, a radius of 3769.72 feet from a 6 inch diameter concrete right-of-way monument found 50 feet right of Point of Tangent station 174+05.97 of said US 42;

Thence, with said 67.661 acre tract the following two courses:

- 1) **South 76° 00' 13" East**, passing a 3/4 inch T-bar and cap found at 0.98 feet, a total distance of **843.61 feet** to an iron pin and cap set
- 2) **South 11° 30' 17" West** a distance of **174.95 feet** to an iron pin and cap set at the northeast corner of a 3.667 acre tract conveyed to Ray M and Carilyn J Miller by Official Record 161 page 589;

Thence, with the north line of said 3.667 acre tract, **North 75° 30' 34" West**, passing iron pin and caps set at 536.02 and 871.30 feet, a total distance of **906.31 feet** to a drill hole set in concrete drive at the northwest corner of said 3.667 acre tract and in the east right-of-way line of said US 42;

Thence, with the east right-of-way line of said US 42, with a curve to the right said curve having a radius of 3769.72 feet the arc length of 175.82 feet and the cord bears **North 32° 14' 47" East** a chord length of **175.81 feet** returning to the point of beginning containing **3.4371 Acres** more or less.

Bearings are bases on the centerline of US Route 42 (North 53° 28' East) as shown on ODOT R/W Plan S.H. 241 SEC. D & C (PT) SHT 7.

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 December 1, 2014 by James R. Cottrill registration #6858. (Job #S141107-3-4371AC)

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James R. Cottrill, PS