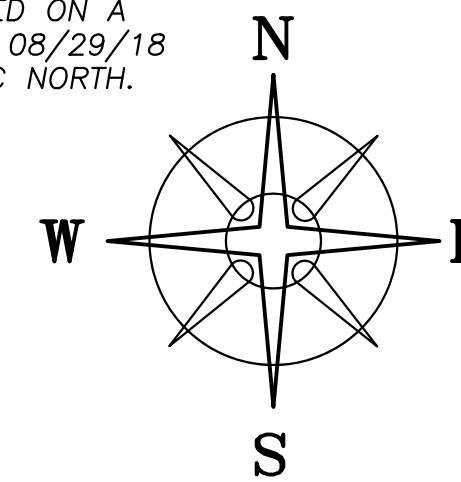


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/29/18  
WGS 1984 GEODETIC NORTH.



DEED REFERENCE  
NOLA J FREEMAN, TRUSTEE 1/2 &  
JAMES R FREEMAN, TRUSTEE 1/2  
OR 125 PG 1608  
PARCEL No. 02-00074.000  
201.21 ACRES

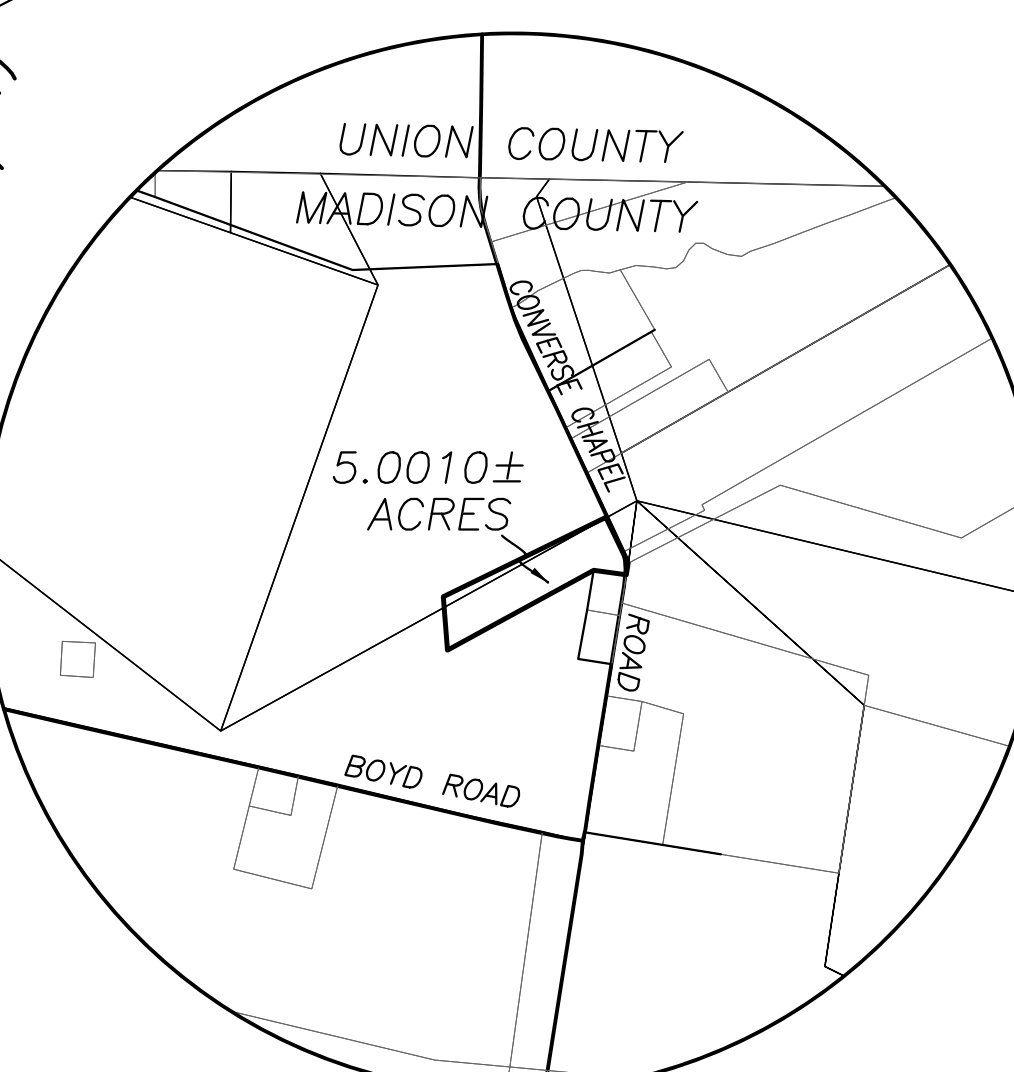
SWEENEY RUN

CONVERSE CHAPEL ROAD

30' DRAINAGE EASEMENT

5.0010± ACRES

FREDERICK KEITH &  
JANET LYNNE NOBLE  
OR 253 P 2303  
0.756 ACRES



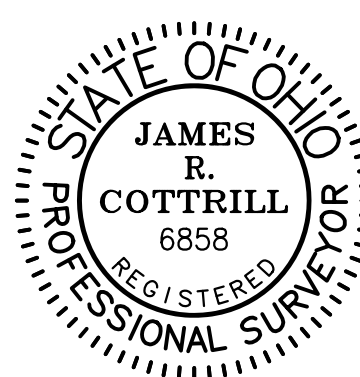
LOCATION MAP

NOT TO SCALE

**LEGEND**

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

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)



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

*James R. Cottrill* DATE: 08/31/2018

N=766179.86'  
E=1740504.15'

**COTTRILL SURVEYING, INC**  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

5.0010± ACRES,  
VMS 7759 & 8539, DARBY TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RYAN THOMPSON.

SCALE : 1" = 100'	JOB No. S180806	CREW: MW
100' 50' 0 100'	SURVEYED 08/2018	DWN BY: RC
	DRAWN 08/2018	CHECK: NC

# COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 5.0010 Acre Tract Surveyed for Ryan Thompson

The following described 5.0010 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7759 and 8539, being part of a 201.21 acre tract (Parcel 02-00074.000) conveyed to Nola J Freeman, Trustee (1/2) and James R Freeman, Trustee (1/2) by Official Record 125 page 1608, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Converse Chapel Road (Township Road 41, 50 feet right-of-way) and in the line between VMS 8539 and 8484 at the Northeast corner of a 0.756 acre tract conveyed to Frederick Keith and Janet Lynne Noble by Official Record 253 page 2303 and corner to said 201.21 acre tract, said mag nail bears North 08° 29' 30" East a distance of 1340.34 feet from an iron pin found at the centerline intersection of Converse Chapel Road and Boyd Road (Township Road 42, 40 feet right-of-way);

Thence, with the North line of said 0.756 acre tract, **North 82° 17' 54" West**, passing an iron pin and cap set at 29.07 feet, a total distance of **163.01 feet** to an iron pin and cap set replacing a bent 3/4 inch diameter conduit found at the Northwest corner of said 0.756 acre tract;

Thence, across said 201.21 acre tract with the following three new courses:

- 1) **South 61° 22' 44" West** a distance of **820.95 feet** to an iron pin and cap set;
- 2) **North 04° 31' 31" West** a distance of **263.94 feet** to an iron pin and cap set;
- 3) **North 63° 57' 13" East**, passing an iron pin and cap set at 866.58 feet, a total distance of **892.60 feet** to a mag nail set in the centerline of Converse Chapel Road;

Thence, with the centerline of Converse Chapel Road with the following two courses;

- 1) **South 25° 40' 05" East** a distance of **252.65 feet** to a 3/4 inch diameter iron pipe found in the line between VMS 8539 and 8484;
- 2) continuing with said VMS line, **South 08° 31' 14" West** a distance of **56.55 feet** returning to the **Point of Beginning**, containing **5.0010 Acres** more or less.

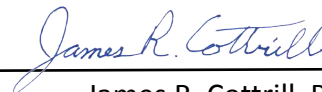
Bearings are based on a GPS observation on August 29, 2018, WGS 1984 Geodetic North.

With the benefit of a 30 foot wide drainage easement described separately and shown more particularly on accompanying plat.

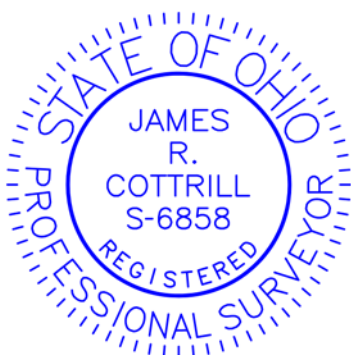
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed August 29, 2018 by James R. Cottrill, PS registration #6858. (Job #S180806-5-0010AC)



James R. Cottrill, PS



# COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **30 feet Drainage Easement Surveyed for Ryan Thompson**

The following described 30 feet wide drainage easement is situated in the State of Ohio, Madison County, Darby Township, VMS 7759, being part of a 201.21 acre tract (Parcel 02-00074.000) conveyed to Nola J Freeman, Trustee (1/2) and James R Freeman, Trustee (1/2) by Official Record 125 page 1608, and being 15 feet left and right of the following described Baseline:

Commencing at a mag nail set in the centerline of Converse Chapel Road (Township Road 41, 50 feet right-of-way) and in the line between VMS 8539 and 8484 at the Northeast corner of a 0.756 acre tract conveyed to Frederick Keith and Janet Lynne Noble by Official Record 253 page 2303 and corner to said 201.21 acre tract, said mag nail bears North 08° 29' 30" East a distance of 1340.34 feet from an iron pin found at the centerline intersection of Converse Chapel Road and Boyd Road (Township Road 42, 40 feet right-of-way);

Thence, with the centerline of Converse Chapel Road with the following two courses:

- 1) North 08° 31' 14" East a distance of 56.55 feet to a 3/4 inch diameter iron pipe found;
- 2) North 25° 40' 05" West a distance of 252.65 feet to a mag nail set;

Thence, across said 201.21 acre tract, South 63° 57' 13" West a distance of 872.87 feet to the **True Point of Beginning of Baseline;**

Thence, with said baseline across said 201.21 acre tract, **North 66° 32' 25" West** a distance of **632.53 feet** to the terminus at the center of Sweeney Run.

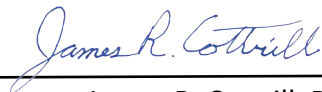
Bearings are based on a GPS observation on August 29, 2018, WGS 1984 Geodetic North.

For the benefit of a 5.0010 acre tract described separately and shown more particularly on accompanying plat.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed August 29, 2018 by James R. Cottrill, PS registration #6858. (Job #S180806-EASE)



James R. Cottrill, PS

