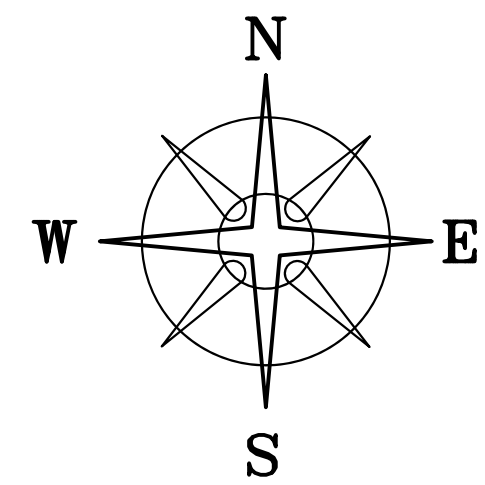
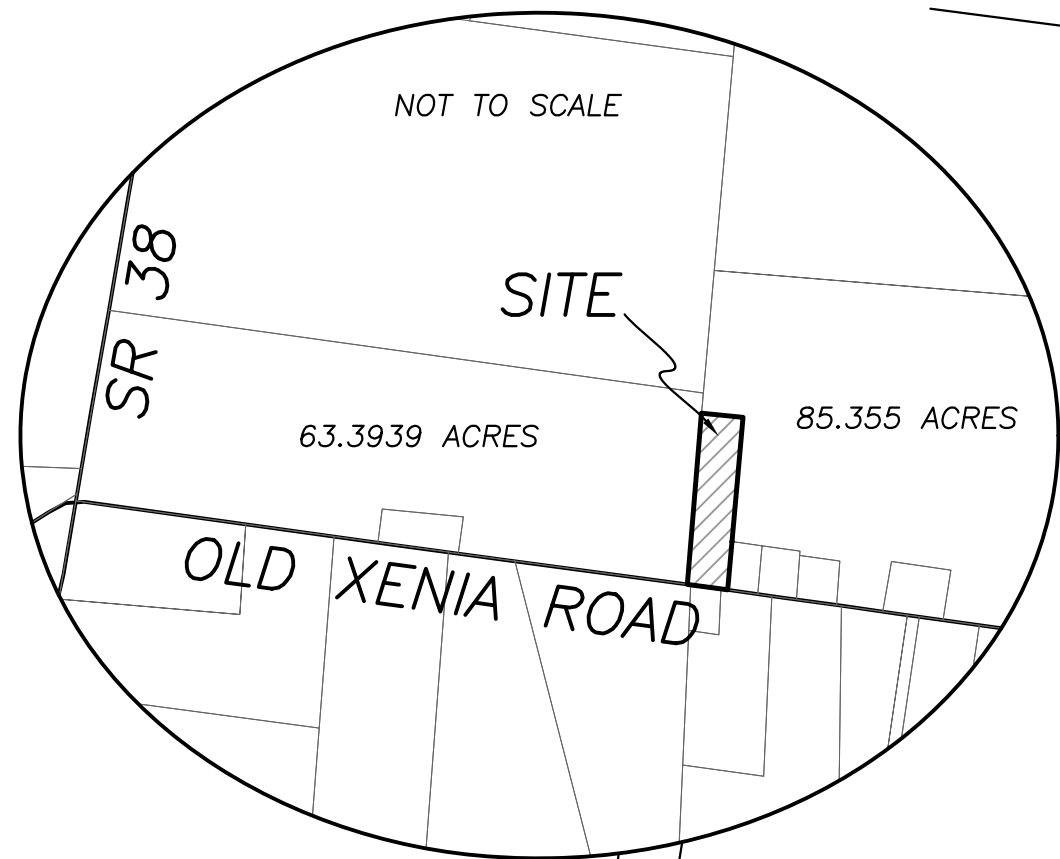


LOCATION MAP



BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/02/2018 WGS 1984 GEODETIC NORTH.

THOMAS B PRICE JR & KAREN RIDENOUR-PRICE JT LIVES OR 285 PG 596 85.355 ACRES

DEED REFERENCE

PAUL L WRIGHT
OR 249 PG 793
Ⓐ 4.01 ACRES
PARCEL 29-00709.000

LEGEND

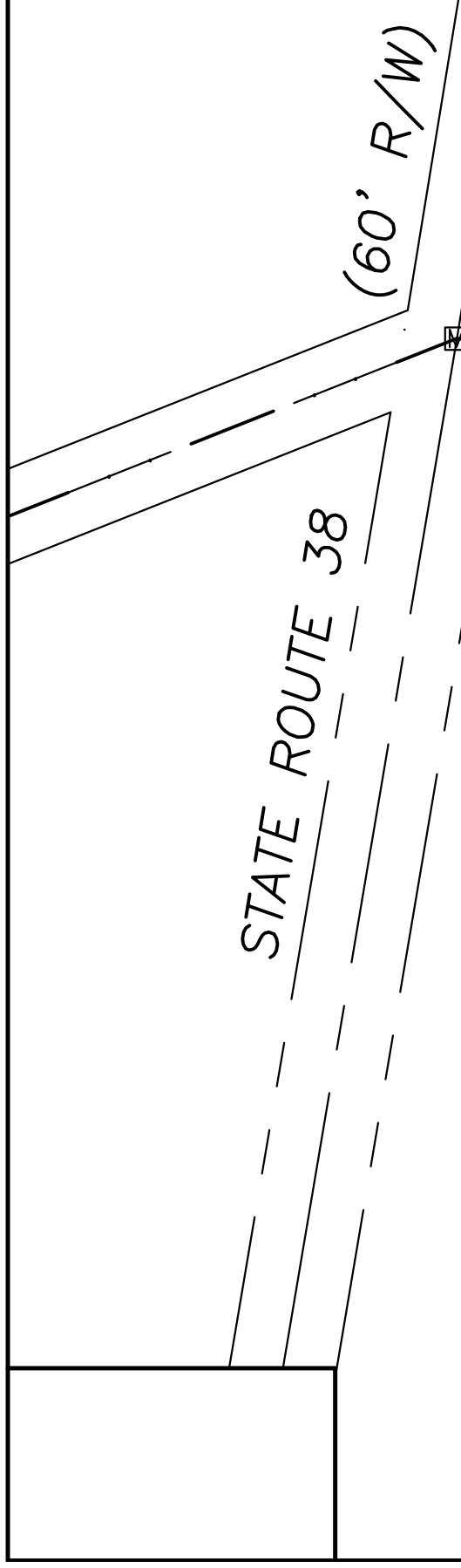
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - ▲ TOWNSHIP STONE W/ CUT "X" (FOUND)
 - IRON PIN (FOUND)
 - 5/8" ∅ REBAR (FOUND)
 - MAG NAIL (SET)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS#6140" (FOUND)
 - ⊖ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

CONSTANCE E EADES, TRUSTEE
OR 287 PG 436
63.3939 ACRES

4.0393± ACRES

MICHAEL R POTTS & JEANNETTE POTTS
OR 302 PG 2075
0.824 ACRES

N=674717.93'
E=1700524.65'

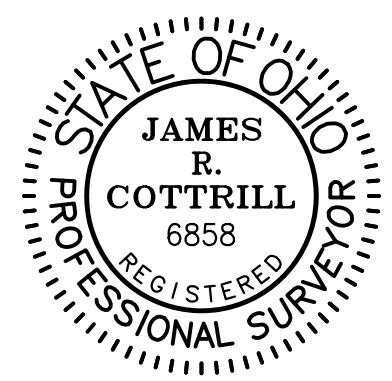


(60' R/W)

OLD XENIA ROAD (CR 12)(UNKNOWN R\W)

UNION TOWNSHIP
PAINT TOWNSHIP

TPOB



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 10/04/2018

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

4.0393± ACRES,
VMS 4387, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PAUL WRIGHT

| | | |
|-------------------|------------------|------------|
| SCALE : 1" = 100' | JOB No. S180901 | CREW: MW |
| 100' 50' 0 100' | SURVEYED 10/2018 | DWN BY: NC |
| | DRAWN 10/2018 | CHECK: RC |

COTTRILL SURVEYING, INC

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

4.0393 Acre Tract Surveyed for Paul Wright

The following described 4.0393 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4387, being all of a 4.01 acre tract (parcel #29-00709.000) conveyed to Paul L Wright by Official Record 249 page 793 and being more particularly described as follows: Commencing at a centerline monument found at the centerline intersection of State Route 38 (60 feet right-of-way) with Old Xenia Road (County road 12)(unknown right-of-way) and also in the line between Union and Paint Townships;

Thence, with the centerline of said Old Xenia Road and said Township line the following 2 courses:

- 1) South 82° 41' 43" East a distance of 1854.41 feet to an iron pin found in said line
- 2) South 83° 01' 52" East, passing the corner of said Townships at 330.23 feet, a total distance of 1195.26 feet to a mag nail set at the southwest corner of said 4.01 acre tract and the southeast corner of a 63.3939 acre tract conveyed to Constance E Eades, Trustee by Official Record 287 page 436 and **The True Point of Beginning;**

Thence, with the east line of said 63.3939 acre tract, **North 03° 54' 14" East**, passing an iron pin and cap set at 23.39 feet, a total distance of **847.77 feet** to a 5/8 inch diameter rebar found corner to and 85.355 acre tract conveyed to Thomas B Price Jr. And Karen Ridenour by Official Record 285 page 596;

Thence, with said 85.355 acre tract the following 2 courses:

- 1) **South 84° 41' 56" East** a distance of **206.43 feet** to a 5/8 inch diameter rebar found
- 2) **South 03° 54' 08" West** a distance of **615.17 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle PS 6140" found at the Northwest corner of a 0.824 acre tract conveyed to Michael P and Jeannette Potts by Official Record 302 page 2075;

Thence, with the west line of said 0.824 acre tract, **South 03° 27' 39" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle PS 6140" found at 215.01 feet, a total distance of **240.09 feet** to an iron pin found in the centerline of said Old Xenia Road;

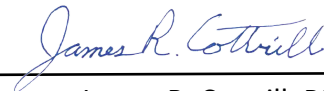
Thence, with the centerline of said Old Xenia Rd., **North 82° 39' 29" West** a distance of **208.62 feet** returning to **The True Point of Beginning** containing **4.0393 acres** more or less.

Bearings are based on a GPS observation on 10/02/18, 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 cap stamped "Cottrill 6858."

This description is based on a field survey performed 10/02/18 by James R. Cottrill, PS registration #6858. (Job #S180901-4-0393AC)



James R. Cottrill, PS

