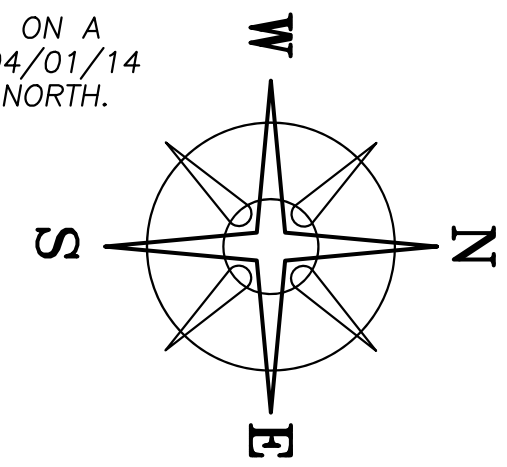


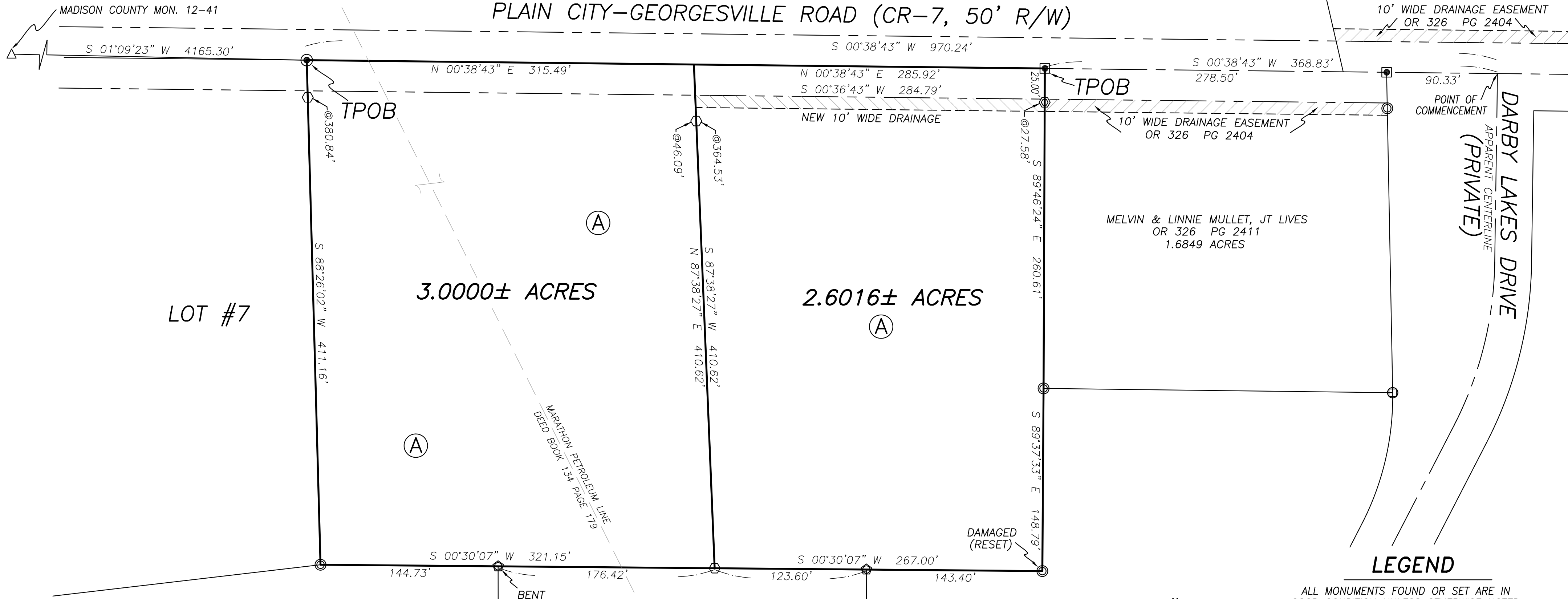
**DEED REFERENCES**  
**MELVIN & LINNIE MULLET**  
 DB 271 PG 755  
 (A) 5.6091 ACRES  
 PARCEL No. 01-00039.000

BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 04/01/14  
 WGS 1984 GEODETIC NORTH.



**PLAIN CITY-GEORGESVILLE ROAD (CR-7, 50' R/W)**

10' WIDE DRAINAGE EASEMENT  
 OR 326 PG 2404



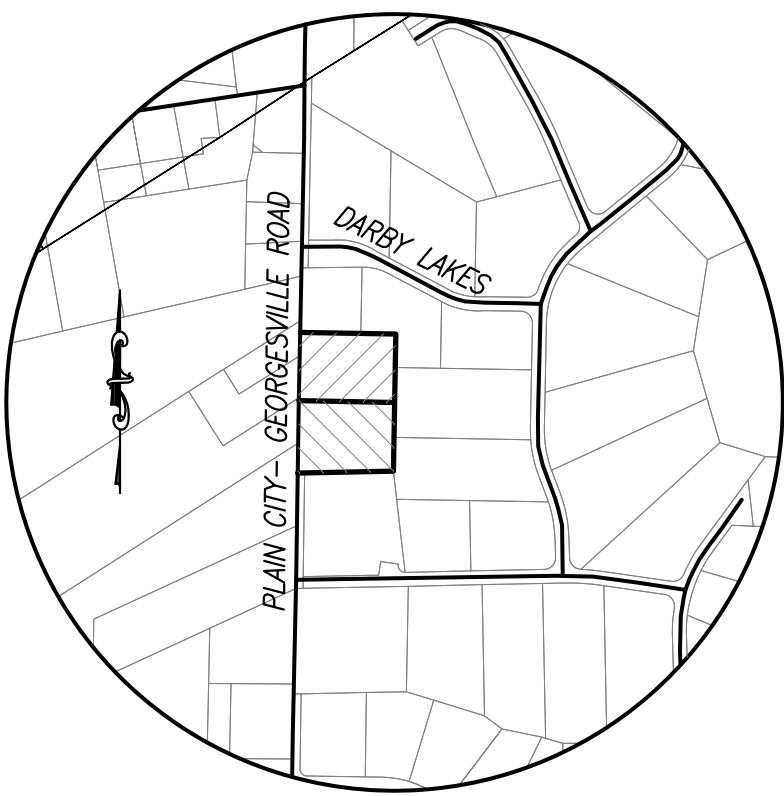
MELVIN & LINNIE MULLET, JT LIVES  
 OR 326 PG 2411  
 1.6849 ACRES

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ MADISON COUNTY MON. 12-41 (FOUND)
  - ⊙ 1/2" Ø IRON PIPE (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - MAG NAIL (PREVIOUSLY SET)
  - MAG NAIL (SET) OVER IRON PIN (FOUND)
  - ⬠ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC." (FOUND)
  - ⬠ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**LOCATION MAP**

NOT TO SCALE

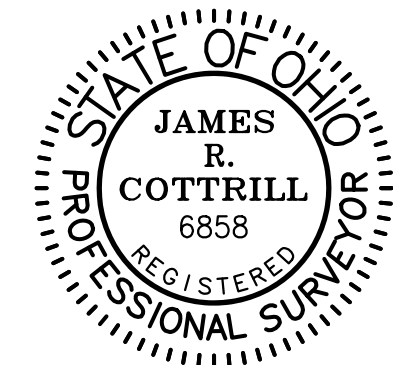


LOT #4

LOT #3

LOT #1

**DARBY LAKES SUBDIVISION**  
**PLAT BOOK 1 PAGE 740**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 09/22/17

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

**2.6016± & 3.0000± ACRES,**  
**VMS 2681, CANAAN TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR LINNIE MULLET**

SCALE : 1" = 60'	DATES	JOB No. S170902
60' 30' 0' 60'	SURVEYED 09/2017	CREW: MW
	DRAWN 09/2017	DWN BY: NC

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **2.6016 Acre Tract** *Surveyed for Linnie Mullet*

The following described 2.6016 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being part of a 5.6091 acre tract (Parcel 01-00039.000) conveyed to Marvin and Linnie Mullet by Deed Book 271 page 755, and being more particularly described as follows:

Commencing at the intersection of the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) with the apparent centerline of Darby Lakes Drive (Private);

Thence, with the centerline of Plain City-Georgesville Road, South 00° 38' 43" West a distance of 368.83 feet to a mag nail previously set at the Southwest corner of a 1.6849 acre tract conveyed to Marvin and Linnie Mullet, Joint Lives by Official Record 326 page 2411 and being the **True Point of Beginning**;

Thence, with the South line of said 1.6849 acre tract, **South 89° 46' 24" East**, passing an iron pin and cap previously set at 27.58 feet, a total distance of **260.61 feet** to a 1/2 inch diameter iron pipe found at a corner to Lot #1 of Darby Lakes Subdivision as recorded in Plat Book 1 page 740;

Thence, with said Darby Lakes Subdivision with the following two courses:

- 1) **South 89° 37' 33" East** a distance of **148.79 feet** to a 1/2 inch diameter iron pipe damaged and reset;
- 2) **South 00° 30' 07" West**, passing 5/8 inch diameter solid iron pin with yellow plastic cap stamped "Stults & Assoc." found at the corner common to Lot #1 and Lot #3 of said Darby Lakes Subdivision at 143.40 feet, a total distance of **267.00 feet** to an iron pin and cap set;

Thence, with a new line across said 5.6091 acre tract, **South 87° 38' 27" West**, passing an iron pin and cap set at 364.53 feet, a total distance of **410.62 feet** to the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road, **North 00° 38' 43" East** a distance of **285.92 feet** returning to the **True Point of Beginning**, containing **2.6016 Acres** more or less.

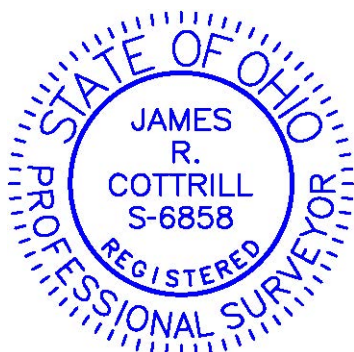
Bearings are based on a GPS observation on April 01, 2014, WGS 1984 Geodetic North.

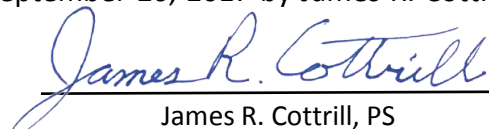
Subject to a new 10 feet wide drainage easement described separately and with the benefit of an existing 10 feet wide drainage easement described in Official Record 326 page 2404, both shown on accompany plat.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed September 20, 2017 by James R. Cottrill, PS registration #6858. (Job #S170902-2-6016AC)



  
James R. Cottrill, PS

## **COTTRILL SURVEYING, INC**

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### **3.0000 Acre Tract** *Surveyed for Linnie Mullet*

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being part of a 5.6091 acre tract (Parcel 01-00039.000) conveyed to Marvin and Linnie Mullet by Deed Book 271 page 755, and being more particularly described as follows:

Commencing at the intersection of the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) with the apparent centerline of Darby Lakes Drive (Private);

Thence, with the centerline of Plain City-Georgesville Road, South 00° 38' 43" West a distance of 970.24 feet to a mag nail set over an iron pin found at the Northwest corner of Lot #7 of Darby Lakes Subdivision as recorded in Plat Book 1 page 740, the Southwest corner of said 5.6091 acre tract, and being the **True Point of Beginning**;

Thence, with the centerline of Plain City-Georgesville Road, **North 00° 38' 43" East** a distance of **315.49 feet** to a point;

Thence, with a new line across said 5.6091 acre tract, **North 87° 38' 27" East**, passing an iron pin and cap set at 46.09 feet, a total distance of **410.62 feet** to an iron pin and cap set in the West line of Lot #3 of said Darby Lakes Subdivision;

Thence, with said Darby Lakes Subdivision with the following two courses:

- 1) **South 00° 30' 07" West**, passing 5/8 inch diameter solid iron pin with yellow plastic cap stamped "Stults & Assoc." found at the corner common to Lot #3 and Lot #4 of said Darby Lakes Subdivision at 176.42 feet, a total distance of **321.15 feet** to 1/2 inch diameter iron pipe found at the Northeast corner of Lot #7 of said Darby Lakes Subdivision;
- 2) **South 88° 26' 02" West**, passing an iron pin and cap set at 380.84 feet, a total distance of **411.16 feet** returning to the **True Point of Beginning**, containing **3.0000 Acres** more or less.

Bearings are based on a GPS observation on April 01, 2014, WGS 1984 Geodetic North.

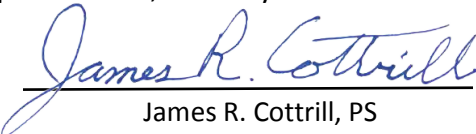
With the benefit of a new 10 feet wide drainage easement described separately and an existing 10 feet wide drainage easement described in Official Record 326 page 2404, both shown on accompany plat.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed September 20, 2017 by James R. Cottrill, PS registration #6858. (Job #S170902-3-0000AC)



  
James R. Cottrill, PS

**COTTRILL SURVEYING, INC**

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**10 Feet Wide Drainage Easement**  
*Surveyed for Linnie Mullet*

The following described 10 feet wide drainage easement is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being part of a 2.6016 acre tract (Parcel 01-\_\_\_\_\_) conveyed to \_\_\_\_\_ by Official Record \_\_\_\_\_ page \_\_\_\_\_, and being 10 feet East of and tangent to the following described Baseline:

Commencing at the intersection of the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) with the apparent centerline of Darby Lakes Drive (Private);

Thence, with the centerline of Plain City-Georgesville Road, South 00° 38' 43" West a distance of 368.83 feet to a mag nail previously set at the Southwest corner of a 1.6849 acre tract conveyed to Marvin and Linnie Mullet, Joint Lives by Official Record 326 page 2411 and the Northwest corner of said 2.6016 acre tract;

Thence, with the South line of said 1.6849 acre tract, South 89° 46' 24" East a distance of 25.00 feet to the East right-of-way line of Plain City-Georgesville Road and the **True Point of Beginning of said Baseline;**

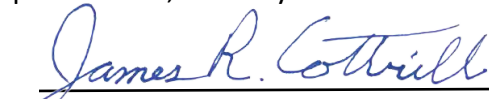
Thence, with the East right-of-way line of Plain City-Georgesville Road, **South 00° 36' 43" West** a distance of **284.79 feet** to the North line of a 3.0000 acre tract conveyed to \_\_\_\_\_ by Official Record \_\_\_\_\_ page \_\_\_\_\_ and being the **Terminus of said Baseline.**

The hereinabove described 10 feet wide drainage easement is for the benefit of said 3.0000 acre tract and an extension of a 10 feet wide drainage described in Official Record 326 page 2404 which serviced the original 5.6091 Acre tract conveyed to Melvin and Linnie Mullet by Deed Book 271 page 755 (the parent tract of said 3.0000 acre and 2.6016 acre tracts).

Bearings are based on a GPS observation on April 01, 2014, 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.

This description is based on a field survey performed September 20, 2017 by James R. Cottrill, PS registration #6858. (Job #S170902-EASE)

  
James R. Cottrill, PS

