

BEARINGS ARE BASED ON THE CENTERLINE OF HAYDEN RUN ROAD AS DESCRIBED IN OR 297 PG 2648

VMS 3679  
2ND TRACT, 15 ACRES  
1ST TRACT, 100 ACRES  
VMS 3474

VMS 3679  
VMS 3474

VMS 1618  
VMS 3474

HAYDEN RUN ROAD

POINT OF COMMENCEMENT  
N= 748,406.24'  
E= 1,765,565.95'

HAYDEN RUN ROAD (CR-38) (45' R/W)

BASIS OF BEARINGS  
S 77°51'34" W 740.61'

99.65'  
S 73°26'08" W

CARTERS MILL ROAD

VMS 3474

VMS 3744

(CR-39) (UNKNOWN R/W)

N 77°51'34" E 270.00'

@25.00'

S 12°08'26" E 806.83'

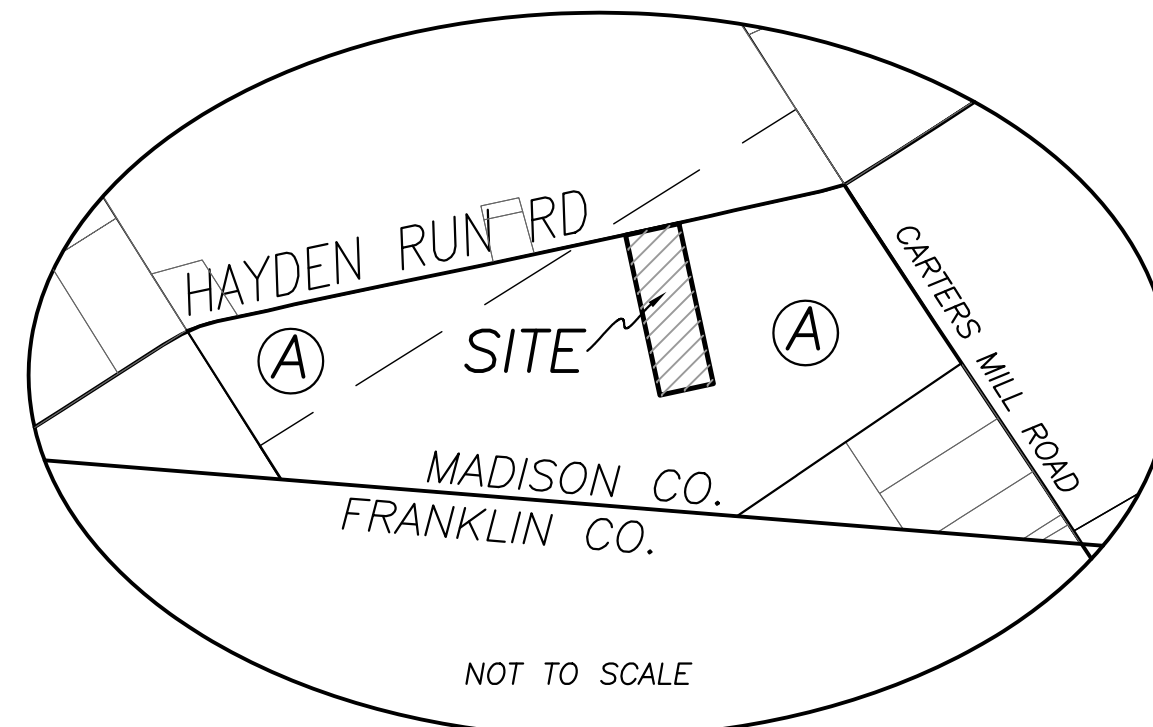
N 12°08'26" W 806.83'

5.0010± ACRES

S 77°51'34" W 270.00'

TPOB

LOCATION MAP



LEGEND

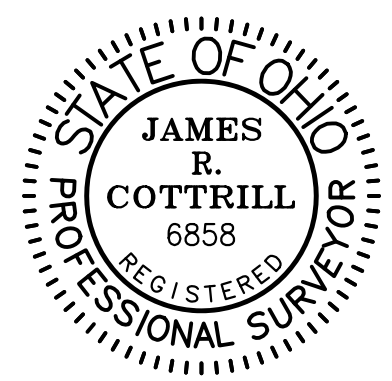
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

DEED REFERENCE

GARY W & LYNNE S  
BECKER, CO TRUSTEES  
OR 272 PG 2659

88 ACRES

PARCEL No. 01-00035.000  
100 ORG. AC, 1ST TRACT  
15 ORG. AC, 2ND TRACT  
(IN MADISON & FRANKLIN COUNTIES)



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

James R. Cottrill DATE: 2/23/18

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 3474, CANAAN TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR CHRIS REED

SCALE: 1" = 100'  
100' 50' 0 100'

JOB No. S180219	CREW: MW
SURVEYED 02/2018	DWN BY: RC
DRAWN 02/2018	CHECK: MW, 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 Chris Reed

The following described 5.0010 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 3474, being part of an 88 acre tract (Parcel 01-00035.000) conveyed to Gary W and Lynne S Becker, co-trustees by Official Record 278 page 2659, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Hayden Run Road (County Road 38, 45 feet right-of-way) and Carters Mill Road (County Road 39, unknown right-of-way) and being in the line between VMS 3744 and 3474;

Thence, with the centerline of Hayden Run Road with the following two courses:

- 1) South 73° 26' 08" West a distance of 99.65 feet to a mag nail found;
- 2) South 77° 51' 34" West a distance of 740.61 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 88 acre tract with the following three new courses:

- 1) **South 12° 08' 26" East**, passing an iron pin and cap set at 25.00 feet, a total distance of **806.83 feet** to an iron pin and cap set;
- 2) **South 77° 51' 34" West** a distance of **270.00 feet** to an iron pin and cap set;
- 3) **North 12° 08' 26" West**, passing an iron pin and cap set at 779.39 feet, a total distance of **806.83 feet** to a mag nail set in the centerline of Hayden Run Road;

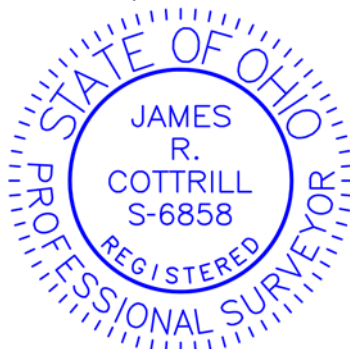
Thence, with the centerline of Hayden Run Road, **North 77° 51' 34" East** a distance of **270.00 feet** returning to the **True Point of Beginning**; containing **5.0010 Acres** more or less.

Bearings are based on the centerline of Hayden Run Road (South 77° 51' 34" West) as described in Official Record 297 page 2648.

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 February 2018 by James R. Cottrill, PS registration #6858. (Job #S180219-5-0010AC)



*James R. Cottrill*

James R. Cottrill, PS