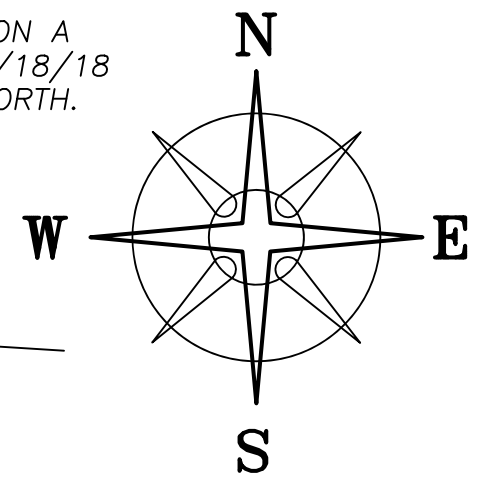
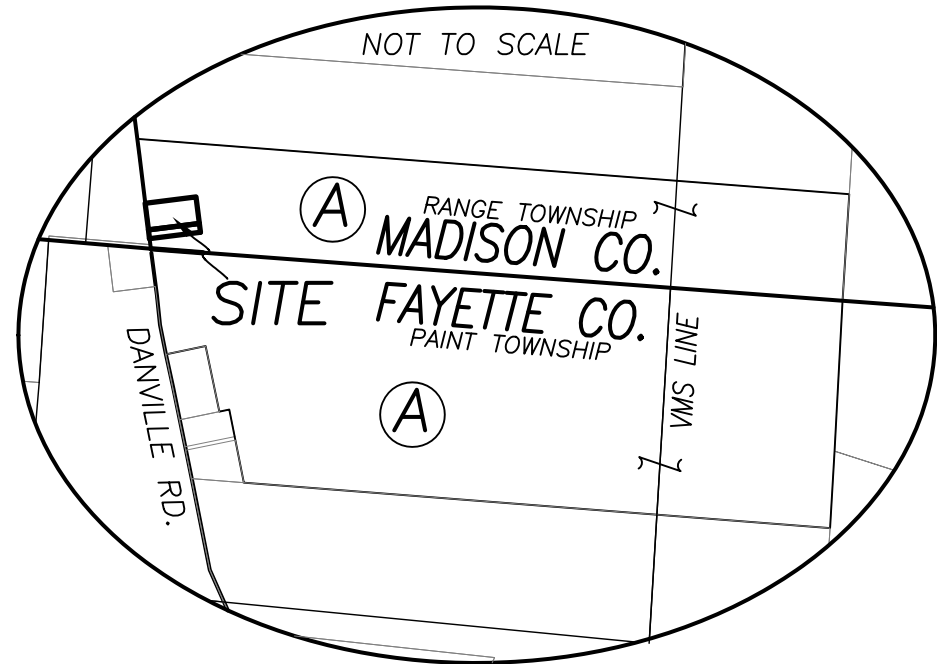


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/18/18
WGS 1984 GEODETIC NORTH.



LOCATION MAP



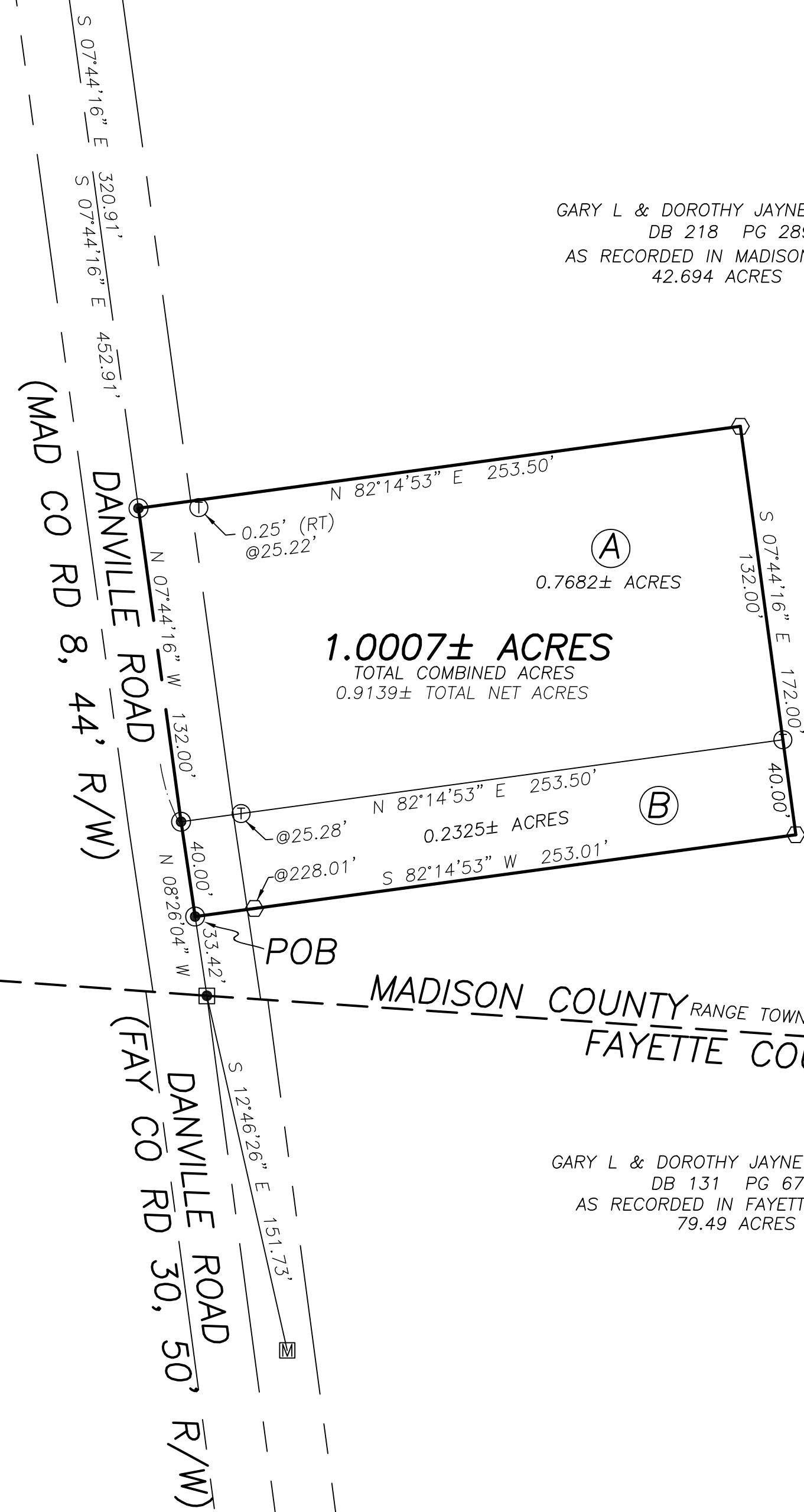
DEED REFERENCE
ROBERT A & LINDA S WARNER, TRUSTEES
OR 291 PG 1323
 (A) PARCEL No. 21-00123.000
0.356 ACRES (DEED)
 OR PG _____
 (B) PARCEL No. 21-00064._____
0.2325 ACRES

GARY L & DOROTHY JAYNE CLEMANS
 DB 218 PG 289
 AS RECORDED IN MADISON COUNTY
 42.694 ACRES

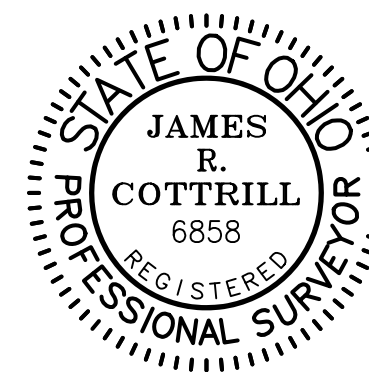
LEGEND

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

- ▣ MADISON CO MONUMENT (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- IRON PIN (FOUND)
- MAG HUB NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



GARY L & DOROTHY JAYNE CLEMANS
 DB 131 PG 671
 AS RECORDED IN FAYETTE COUNTY
 79.49 ACRES



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

James R. Cottrill DATE: 05/10/18

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

1.0007± ACRES,
VMS 5219, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WARNER

SCALE : 1" = 50'	JOB No. S171210B	CREW: MW
50' 25' 0 50'	SURVEYED 01/2018	DWN BY: NC
	DRAWN 05/2018	CHECK: RC,MW

COTTRILL SURVEYING, INC

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

1.0007 Acre Tract Surveyed for Warner

The following described 1.0007 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5219, being all of a 0.356 acre tract (Parcel 21-00123.000) conveyed to Robert A and Linda S Warner, Trustees by Official Record 291 page 1323 and all of a 0.2325 acre tract (Parcel 21-00064.____) conveyed to Robert A and Linda S Warner, Trustees by Official Record ____ page _____, and being more particularly described as follows

Beginning at a mag nail set in the centerline of Danville Road (Madison County Road 8, 44 feet right-of-way) at the Southwest corner of said 0.2325 acre tract and corner to a 42.694 acre tract conveyed to Gary L and Dorothy Jayne Clemans by Deed Book 218 page 289, said mag nail bears North 08° 26' 04" West a distance of 33.42 feet from a mag hub found at the intersection of said centerline and the line between Madison County/Range Township and Fayette County/Paint Township;

Thence, with the centerline of Danville Road with the following two courses:

- 1) **North 08° 26' 04" West** a distance of **40.00 feet** to a mag nail set at the Southwest corner of said 0.356 acre tract;
- 2) **North 07° 44' 16" West** a distance of **132.00 feet** to a mag nail set at the Northwest corner of said 0.356 acre tract and a corner to said 42.694 acre tract;

Thence, with said 42.694 acre tract with the following three courses:

- 1) **North 82° 14' 53" East**, passing a 3/4 inch T-bar and cap found 0.25 feet right of line at 25.22 feet, a total distance of **253.50 feet** to an iron pin and cap set;
- 2) **South 07° 44' 16" East**, passing a 3/4 inch T-bar and cap found at the Northeast corner of said 0.2325 acre tract at 132.00 feet, a total distance of **172.00 feet** to an iron pin and cap set;
- 3) **South 82° 14' 53" West**, passing an iron pin and cap set at 228.01 feet, a total distance of **253.01 feet** returning to the **Point of Beginning**, containing **1.0007 acres** more or less, of which 0.7682 acres more or less is all of said 0.356 acre tract and 0.2325 acres more or less is all of said 0.2325 acre tract;

Bearings are based on a GPS observation on January 18, 2018, 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 January and May of 2018 by James R. Cottrill, PS registration #6858. (Job #S171210-1-0007AC)


James R. Cottrill, PS

