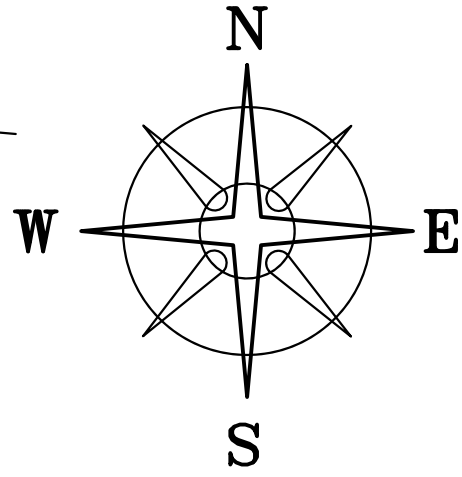
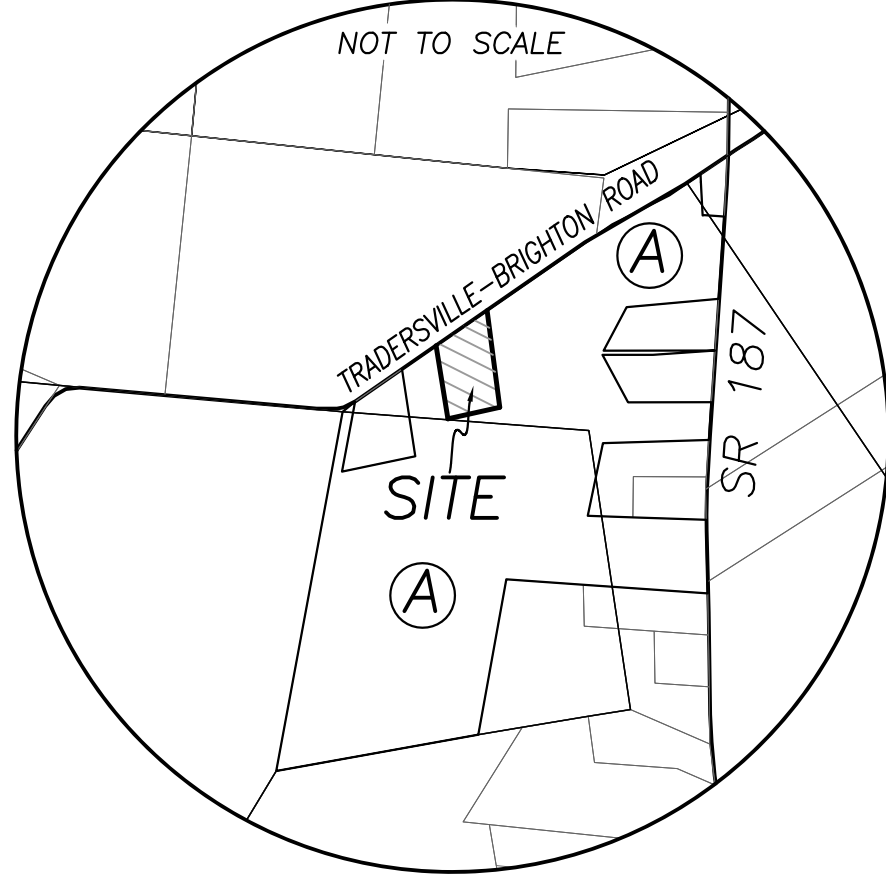


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 2/09/18
WGS 1984 GEODETIC NORTH.



LOCATION MAP



TRADERSVILLE-BRIGHTON ROAD (CR-113, UNKNOWN R/W)

DEED REFERENCE
PATRICIA J. THOMPSON 1/8, ETAL 7/8
OR 233 PG 1046
PARCEL No. 24-00571.000
Ⓐ 67.3347 ACRES
96.07 ORIGINAL ACRES

LEGEND

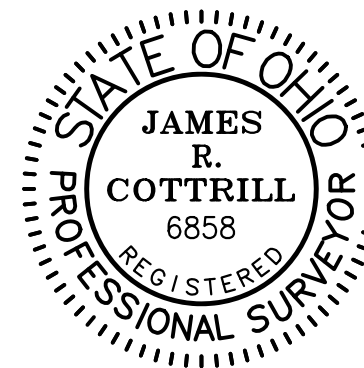
- ▣ MONUMENT BOX (FOUND)
 - IRON PIN (FOUND)
 - RAIL ROAD SPIKE AT EDGE OF PAVEMENT (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

N=728832.035'
E=1686894.00'

NORTHWEST
CORNER OF
96.07 ORIGINAL
ACRE TRACT

MORGAN M & MELISSA S
WELLMAN, JT LIVES
OR 322 PG 238
2.5144 ACRES
PLAT 7-93

2.5001± ACRES



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

James R. Cottrill DATE: 02/13/18

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

**(NEW) 2.5001± ACRES,
VMS 12196, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LUCAS WINTERS**

SCALE : 1" = 100'	JOB No. S180206	CREW: MW
100' 50' 0 100'	SURVEYED 02/2018	DWN BY: MW
	DRAWN 02/2018	CHECK: NC

COTTRILL SURVEYING, INC

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

2.5001 Acre Tract Surveyed for Lucas Winter

The following described 2.5001 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 12916, being part of a 67.3347 acre tract (Parcel 24-00571.000, 96.07 original acres) conveyed to Patricia J Thompson (1/8), et al. (7/8) by Official Record 233 page 1046, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 187 and Tradersville-Brighton Road (County Road 113, unknown right-of-way width), said monument being the Northeast corner of the original 96.07 acres;

Thence, with the centerline of Tradersville-Brighton Road and in the Northwest line of said 67.3347 acre tract with the following four courses:

- 1) South 56° 30' 39" West a distance of 273.42 feet to an iron pin found;
- 2) South 59° 36' 40" West a distance of 244.43 feet to an iron pin found;
- 3) South 59° 12' 09" West a distance of 215.50 feet to an iron pin found;
- 4) South 54° 47' 11" West a distance of 635.18 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 67.3347 acre tract with the following three new courses:

- 1) **South 07° 26' 30" East**, passing an iron pin and cap set at 24.04 feet, a total distance of **476.17 feet** to an iron pin and cap set;
- 2) **South 77° 33' 27" West** a distance of **255.17 feet** to an iron pin and cap set;
- 3) **North 09° 14' 17" West**, passing an iron pin and cap set at 331.75 feet, a total distance of **358.80 feet** to a mag nail set in the centerline of Tradersville-Brighton Road, said mag nail bears North 54° 47' 11" East a distance of 200.00 feet from the Northeast corner of a 2.5144 acre tract conveyed to Morgan M and Melissa S Wellman, Joint Lives by Official Record 322 page 238;

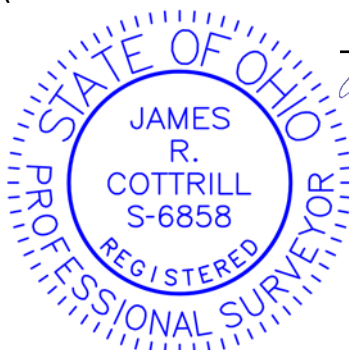
Thence, with the centerline of Tradersville-Brighton Road, **North 54° 47' 11" East** a distance of **300.00 feet** returning to the **True Point of Beginning**, containing **2.5001 Acres** more or less.

Bearings are based on a GPS observation on February 9, 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 February of 2018 by James R. Cottrill, PS registration #6858. (Job #S180206-2-5001AC)



James R. Cottrill
James R. Cottrill, PS