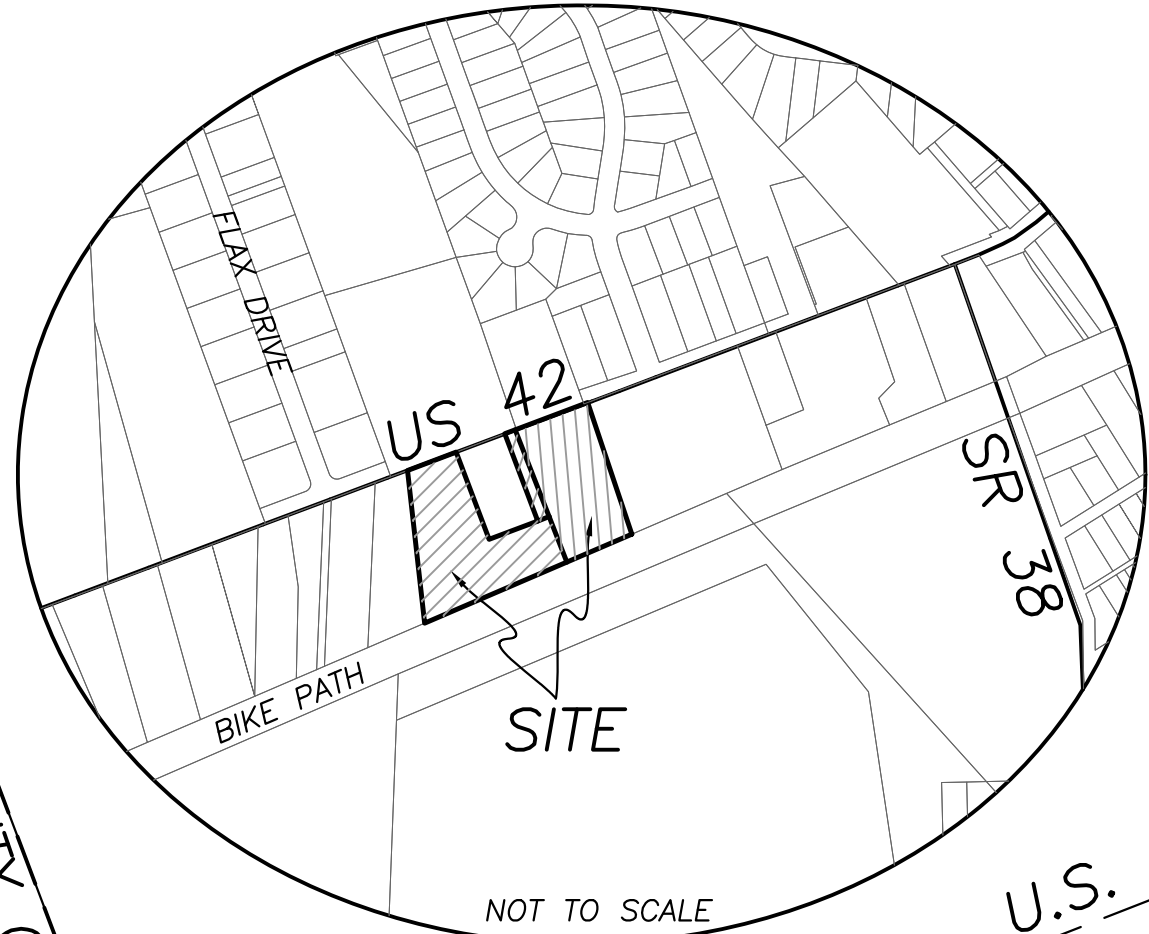
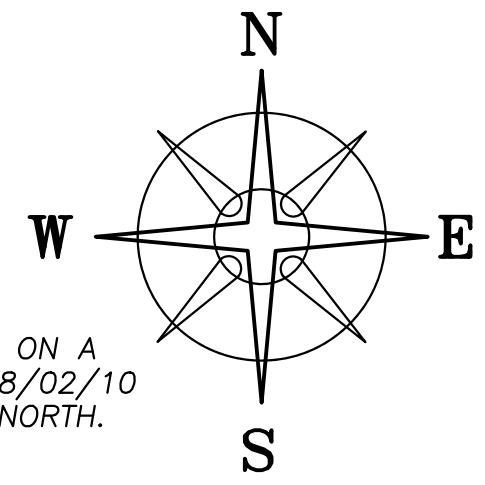


LOCATION MAP



DEED REFERENCE

MARTHA MABE
 DB 267 PG 298
 PARCEL No. 30-00096.000
 (A) 3.4861 ACRES
 PARCEL 4: 5.327 ORG. ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 08/02/10
 WGS 1984 GEODETIC NORTH.

MADISON CO SENIOR CITIZENS CENTER INC
 OR 114 PG 2402
 3.0472 ACRES

POB
 1.8767± ACRES
 N=685897.71'
 E=1698518.91'

BARBARA J MABE
 OR 242 PG 2293
 0.678 ACRES

MARTHA MABE
 DB 267 PG 298
 1 ACRES

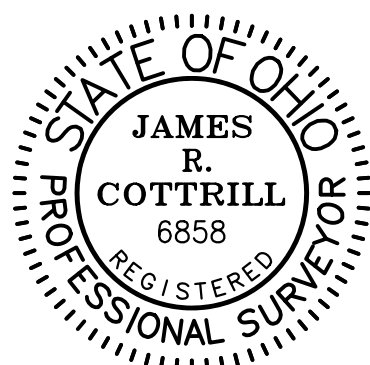
1.8767± ACRES (A)

1.6208± ACRES (A)

LEGEND

- 1/2" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

REVISED 04/24/18



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

1.6208± & 1.8767± ACRES
VMS 8742, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVE MABE

SCALE : 1" = 50'	JOB No. S180305	CREW: MW
50' 25' 0 50'	SURVEYED 03/2018	DWN BY: NC
	DRAWN 03/2018	CHECK: RC,MW

NOTE

TRACT No. 2 (0.822 ACRE TRACT) AS SHOWN ON PLAT UN-18A WAS NEVER RECORDED.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
 James R. Cottrill DATE: 04/24/18



COTTRILL SURVEYING, INC

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

1.6208 Acre Tract Surveyed for Dave Mabe

The following described 1.6208 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8742, being part of a 3.4861 acre tract (Parcel 30-00096.000, Parcel 4, 5.327 original acres) conveyed to Martha Mabe by Deed Book 267 page 298, and being more particularly described as follows:

Beginning at the Northwest corner of a 3.0472 acre tract conveyed to Madison County Senior Citizens Center, Inc by Official Record 114 page 2402, in the centerline of US Route 42 (High Street, 60 feet right-of-way) and at the Northeast corner of said 3.4861 acre tract, also being the corner between the City of London and Union Township, said mag nail bears South 68° 41' 52" West a distance of 965.85 feet from the centerline intersection of US Route 42 and State Route 38 (60 feet right-of-way);

Thence, with the West line of said 3.0472 acre tract and said Corporation line, **South 19° 09' 57" East**, passing an iron pin and cap previously set at 30.02 feet, a total distance of **342.72 feet** to an iron pin and cap previously set in the North line of a 42.7196 acre tract (formerly Con Rail) conveyed to the Board of Park Commission of Madison County Park Districts by Official Record 150 page 1136;

Thence, with the North line of said 42.7196 acre tract, **South 66° 05' 23" West** a distance of **177.60 feet** to an iron pin and cap set;

Thence, across said 3.4861 acre tract with the following two new courses:

- 1) **North 21° 20' 56" West** a distance of **120.96 feet** to an iron pin and cap set
- 2) South 68° 33' 53" West a distance of 30.00 feet to a 1/2 inch diameter iron pipe found at the Southeast corner of a 0.678 acre tract conveyed to Barbara J Mabe by Official Record 242 page 2293;

Thence, with the East line of said 0.678 acre tract, **North 21° 20' 56" West**, passing a 1/2 inch diameter pipe found at 199.71 feet, a total distance of **229.64 feet** to the centerline of US Route 42;

Thence, with the centerline of US Route 42, **North 68° 41' 20" East** a distance of **220.47 feet** returning to the **Point of Beginning**, containing **1.6208 Acres** more or less.

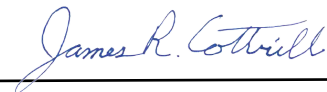
Bearings are based on a GPS observation on August 2, 2010, WGS 1984 Geodetic North.

Subject to a 30 feet wide Ingress/Egress Easement described separately and shown on accompanying plat.

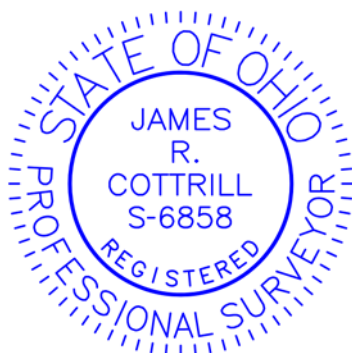
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed March 29, 2018 by James R. Cottrill, PS registration #6858. (Job #S180305-1-6208AC)



James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

1.8767 Acre Tract Surveyed for Dave Mabe

The following described 1.8767 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8742, being part of a 3.4861 acre tract (Parcel 30-00096.000, Parcel 4, 5.327 original acres) conveyed to Martha Mabe by Deed Book 267 page 298, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of US Route 42 (High Street, 60 feet right-of-way) at the Northeast corner of a 1 acre tract conveyed to Martha Mabe by Deed Book 267 page 298, the Northwest corner of said 3.4861 acre tract, said mag nail bears South 68° 41' 52" West a distance of 965.85 feet and South 68° 41' 20" West a distance of 477.04 feet from the centerline intersection of US Route 42 and State Route 38 (60 feet right-of-way);

Thence, with the centerline of US Route 42, **North 68° 41' 20" East** a distance of **128.31 feet** to the Northwest corner of a 0.678 acre tract conveyed to Barbara J Mabe by Official Record 242 page 2293;

Thence, around said 0.678 acre tract with the following two courses:

- 1) **South 21° 23' 21" East**, passing a 1/2 inch diameter iron pipe found at 29.86 feet, a total distance of **229.91 feet** to a 1/2 inch diameter iron pipe found;
- 2) **North 68° 33' 53" East**, passing a 1/2 inch diameter iron pipe found at the Southeast corner of said 0.678 acre tract at 128.09 feet and continuing with a new line across said 3.4861 acre tract, a total distance of **158.09 feet** to an iron pin and cap set;

Thence, with a new line across said 3.4861 acre tract, **South 21° 20' 56" East** a distance of **120.96 feet** to an iron pin and cap set North line of a 42.7196 acre tract (formerly Con Rail) conveyed to the Board of Park Commission of Madison County Park Districts by Official Record 150 page 1136;

Thence, with the North line of said 42.7196 acre tract, **South 66° 05' 23" West** a distance of **373.71 feet** to a 5/8 inch rebar found at the Southeast corner of said Mabe's 1 acre tract;

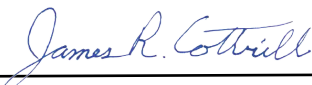
Thence, with the East line of said 1 acre tract, **North 08° 03' 37" West**, passing an iron pin and cap set at 342.21 feet, to a total distance of **377.53 feet** returning to the **Point of Beginning**, containing **1.8767 Acres** more or less.

Bearings are based on a GPS observation on August 2, 2010, 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 March 29, 2018 by James R. Cottrill, PS registration #6858. (Job #S180305-1-8767AC)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

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Ingress/Egress Easement Surveyed for Dave Mabe

The following described Ingress/Egress Easement is situated in the State of Ohio, Madison County, Union Township, VMS 8742, being part of a 3.4861 acre tract (Parcel 30-00096.000, Parcel 4, 5.327 original acres) conveyed to Martha Mabe by Deed Book 267 page 298, and being more particularly described as follows:

Beginning at a point in the centerline of US Route 42 (High Street, 60 feet right-of-way) at the at the Northeast corner of a 0.678 acre tract conveyed to Barbara J Mabe by Official Record 242 page 2293, a corner to said 3.4861 acre tract, said point bears South 68° 41' 52" West a distance of 965.85 feet and South 68° 41' 20" West a distance of 220.47 feet from the centerline intersection of US Route 42 and State Route 38 (60 feet right-of-way);

Thence, with the centerline of US Route 42, **North 68° 41' 20" East** a distance of **30.00 feet** to a point;

Thence, across said 3.4861 acre tract with the following two new courses:

- 1) **South 21° 20' 56" East**, passing an iron pin and cap set at 30.12 feet, a total distance of **229.57 feet** to an iron pin and cap set;
- 2) **South 68° 33' 53" West** a distance of **30.00 feet** to a 1/2 inch diameter pipe found at the Southeast corner of said Mabe's 0.678 acre tract;

Thence, with the East line of said 0.678 acre tract, **North 21° 20' 56" West**, passing a 1/2 inch diameter pipe found at 199.71 feet, a total distance of **229.64 feet** returning to the **Point of Beginning**, containing **0.1581 Acres** more or less.

Bearings are based on a GPS observation on August 2, 2010, WGS 1984 Geodetic North.

The hereinabove described ingress/egress easement is for the benefit of Mabe's 0.678 acre tract as recorded in Official Record 242 page 2293.

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 March 29, 2018 by James R. Cottrill, PS registration #6858. (Job #S180305-0-1581AC)

James R. Cottrill

James R. Cottrill, PS

