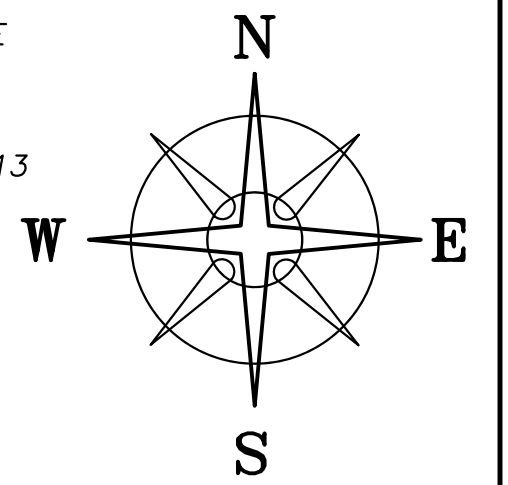


BEARINGS ARE BASED ON THE
 CENTERLINE OF US 40
 (N86°30'E) AS SHOWN
 ON ODOT R/W PLAN
 MAD-40-(0.00-6.84) SHT. 5/13



STATE ROUTE 40

(DRAWING REFERENCE MAD-40-(0.00-6.84), PAGES 5 AND 6)

DEED REFERENCE

TED M & BARBARA ANNE
 SLANKER, JT LIVES
 OR 258 PG 1368
 PARCEL No. 24-01260.000
 (A) 1.121 ACRES
 PLAT 50-8C

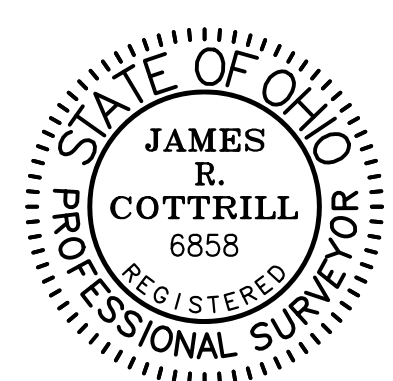
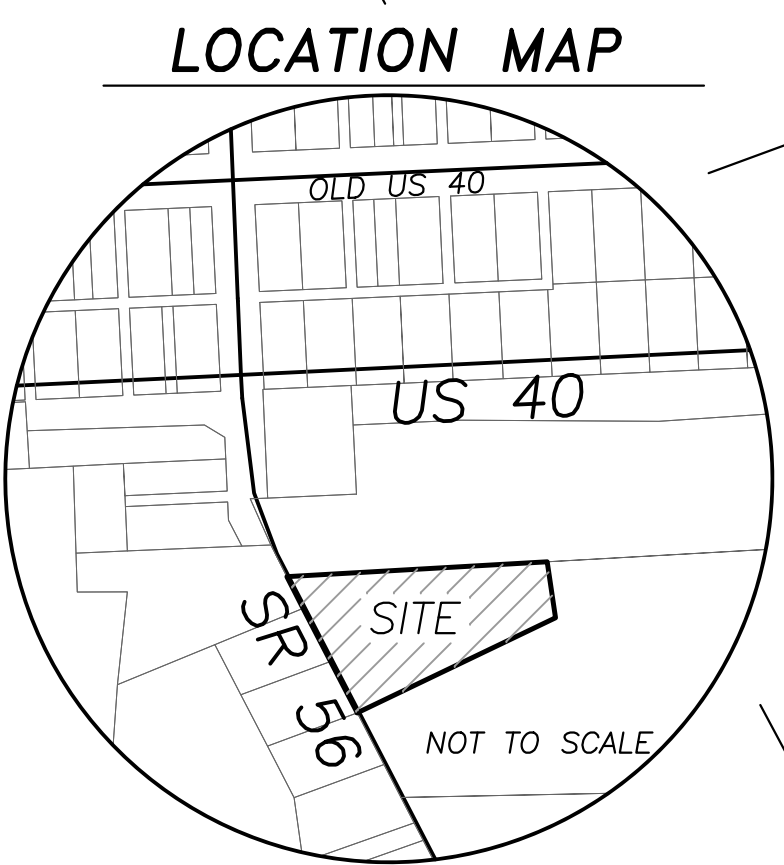
MICHAEL S & PAMELA F HAMRICK, JT LIVES
 OR 299 P 2170
 4.76 ACRES

1.2790± ACRES
 (A)

M MAUREEN CASE
 OR 325 P 1017
 17.7088 ACRES
 39-03

LEGEND

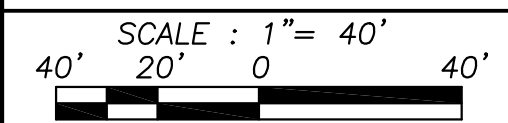
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☒ MONUMENT BOX (FOUND)
 - ☐ IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



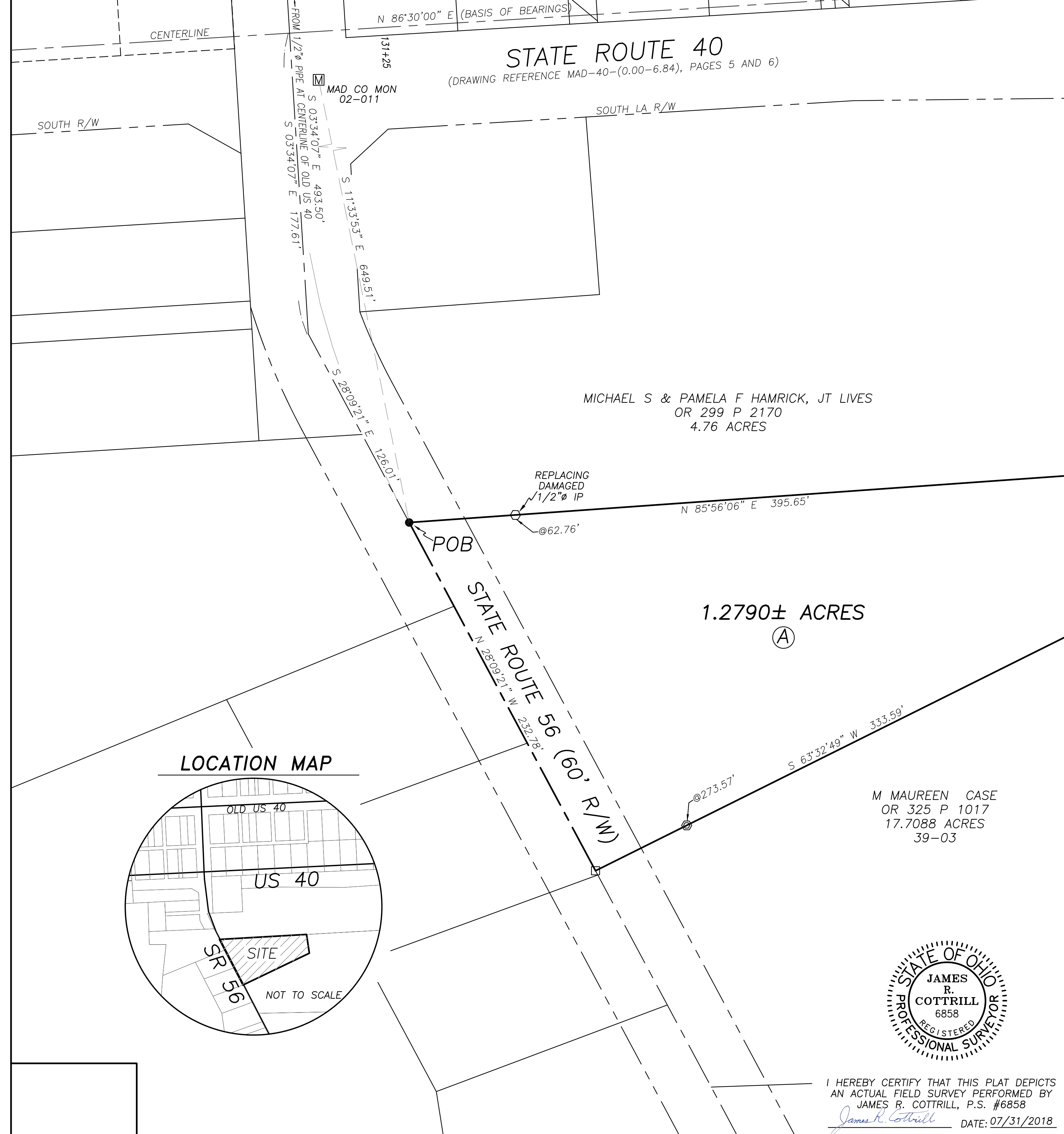
COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

1.2790± ACRES,
VMS 6288, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SLANKER

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 07/31/2018



SCALE : 1" = 40'	JOB No. S180709	CREW: MW
40' 20' 0 40'	SURVEYED 07/2018	DWN BY: NC
	DRAWN 07/2018	CHECK: NC



COTTRILL SURVEYING, INC

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

1.2790 Acre Tract Surveyed for Slanker

The following described 1.2790 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6288, being all of a 1.121 acre tract (Parcel 24-01260.000) conveyed to Ted M and Barbara Anne Slanker, Joint Lives by Official Record 258 page 1368, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 56 (60 feet right-of-way) at the Southwest corner of a 4.76 acre tract conveyed to Michael S and Pamela F Hamrick, Joint Lives by Official Record 299 page 2170 and the Northwest corner of said 1.12 acre tract, said railroad spike bears South 03° 34' 07" East a distance of 493.50 feet and South 28° 09' 21" East a distance of 126.01 feet from an iron pin found at the centerline intersection of State Route 56 and Old US 40;

Thence, with the South line of said 4.76 acre tract, **North 85° 56' 06" East**, passing an iron pin and cap set (replacing damaged 1/2 inch iron pin found) at 62.76 feet, a total distance of **395.65 feet** to an iron pin and cap previously set at the Northwest corner of a 17.7088 acre tract conveyed to M Maureen Case by Official Record 325 page 1017;

Thence, around said 17.7088 acre tract with the following two courses:

- 1) **South 09° 17' 14" East** a distance of **85.80 feet** to an iron pin and cap previously set;
- 2) **South 63° 32' 49" West**, passing an iron pin and cap previously set at 273.57 feet, a total distance of **333.59 feet** to an iron pin found in the centerline of State Route 56;

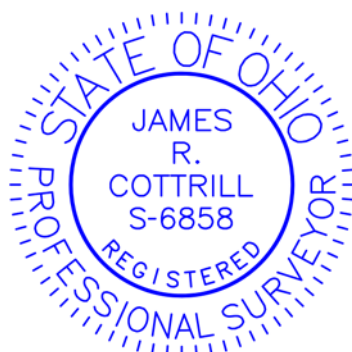
Thence, with the centerline of State Route 56, **North 28° 09' 21" West** a distance of **232.78 feet** returning to the **Point of Beginning**, containing **1.2790 Acres** more or less.

Bearings are based on the centerline of US 40 (North 86 ° 30' East) as shown on ODOT right-of-way plan MAD-40-(0.00-6.84) sheet 5 of 13.

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 July 2018 by James R. Cottrill, PS registration #6858. (Job #S180709-1-2790AC)




James R. Cottrill, PS