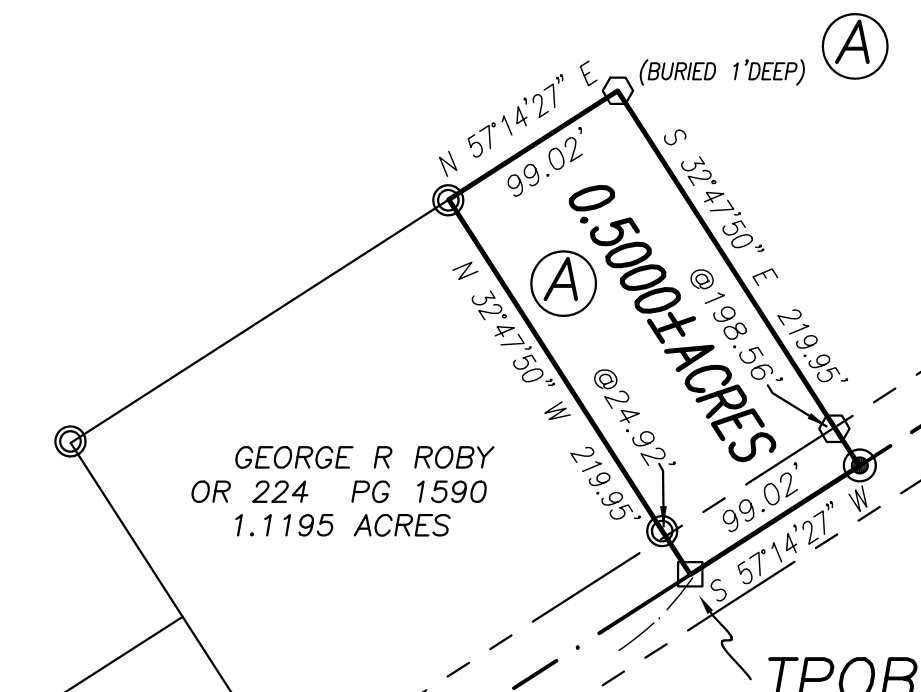
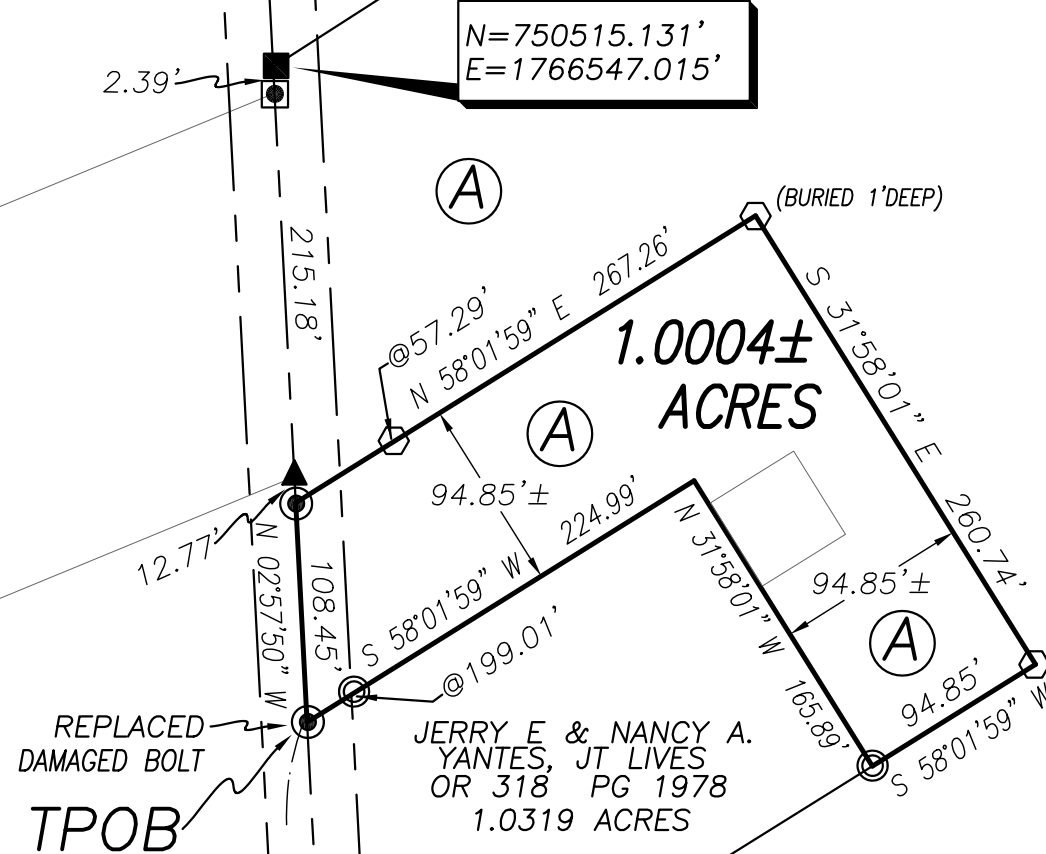
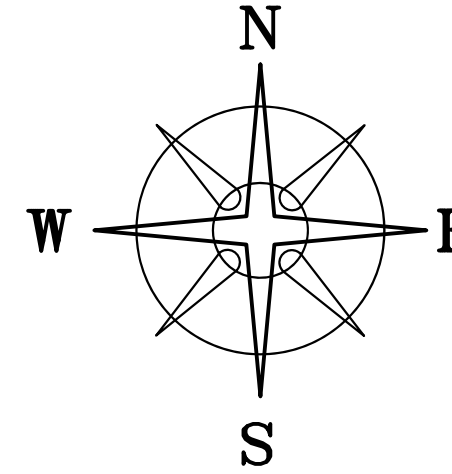


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/02/18  
WGS 1984 GEODETIC NORTH.



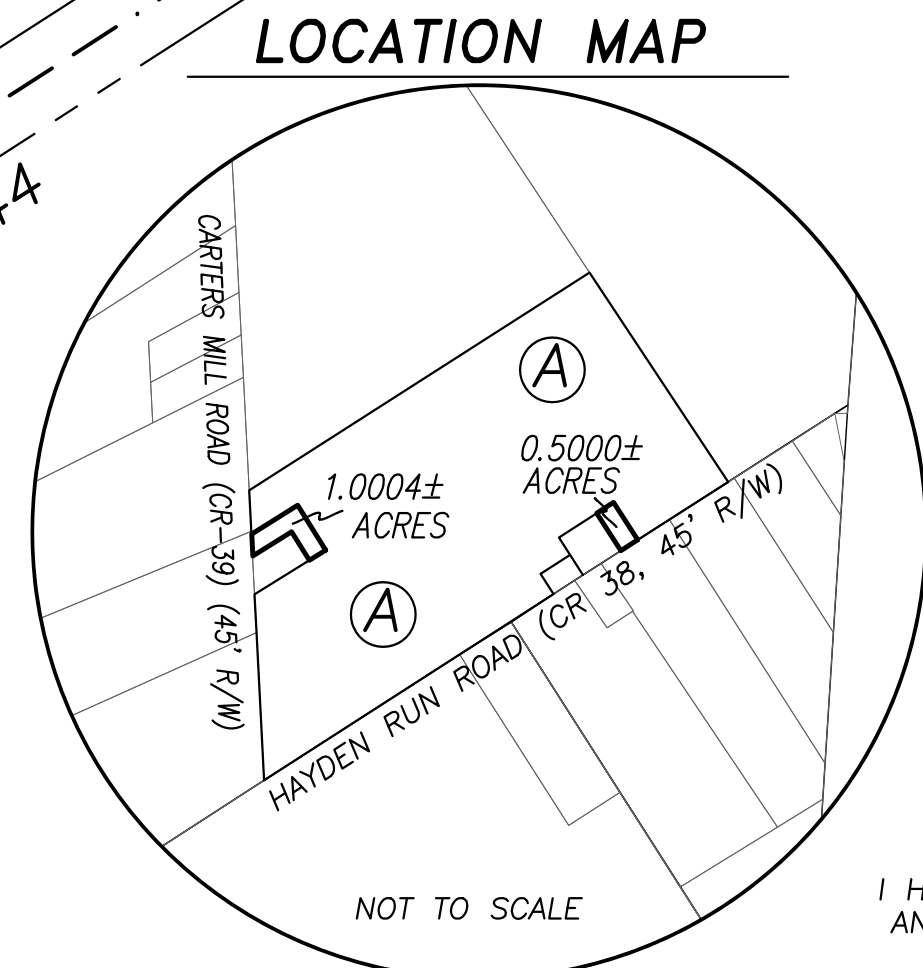
**NOTES**

1.0004± ACRES IS TO BECOME PART OF  
AND CONTINGENT TO YANTES' 1.0319 ACRE TRACT

0.5000± ACRES IS TO BECOME PART OF  
AND CONTINGENT TO ROBY'S 1.1195 ACRE TRACT.

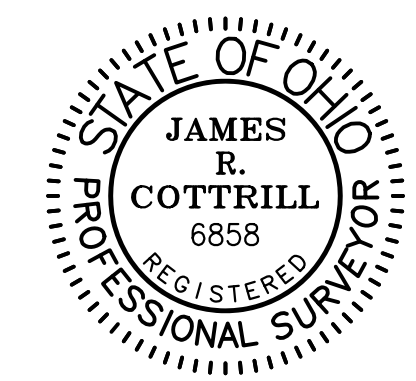
**DEED REFERENCE**

NANCY A YANTES & GEORGE R ROBY, CO TRUSTEES  
OR THEIR SUCCESSORS OF THE  
DORIS J ROBY INHERITANCE TRUST DTD 7/19/2011  
OR 269 PG 2325  
PARCEL No. 01-00383.000  
64.5385 ACRES  
67.16 ORG. ACRES  
PARCEL TWO



NANCY A YANTES & GEORGE R.  
ROBY CO TRUSTEES  
OR 269 PG 2325  
0.47 ACRES  
PARCEL ONE

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ COTTONPICKER (FOUND)
  - ⊗ BOLT (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - IRON PIN (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - ⊠ MAG NAIL (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 08/06/2018

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

**0.5000± & 1.0004± ACRES,  
VMS 1618, CANAAN TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR NANCY YANTES**

|                   |                  |               |
|-------------------|------------------|---------------|
| SCALE : 1" = 100' | JOB No. S180621  | CREW: MW      |
| 100' 50' 0 100'   | SURVEYED 08/2018 | DWN BY: RC,MW |
|                   | DRAWN 08/2018    | CHECK: MW     |

# COTTRILL SURVEYING, INC

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

## **0.5000 Acre Tract** *Surveyed for Nancy Yantes*

The following described 0.5000 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1618, being part of a 64.5385 acre tract (Parcel 01-00383.000, Parcel Two, 67.16 original acres) conveyed to Nancy A Yantes and George R Roby, Co-Trustees or their successors of the Doris J Roby Inheritance Trust Dated July 19, 2011 by Official Record 269 page 2325, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Carters Mill Road (County Road 39, 45 feet right-of-way) and Hayden Run Road (County Road 38, 45 feet right-of-way) and being in the South line of VMS 1618;

Thence, with the centerline of Hayden Run Road and said VMS line, North 57° 14' 27" East a distance of 2094.58 feet to an iron pin found at the East corner of a 1.1195 acre tract conveyed to George R Roby by Official Record 224 page 1590 and being the **True Point of Beginning**;

Thence, with the Northeast line of said 1.1195 acre tract, **North 32° 47' 50" West**, passing a 3/4 inch diameter iron pipe found at 24.92 feet, a total distance of **219.95 feet** to a 3/4 inch diameter iron pipe found;

Thence, across said 64.5385 acre tract with the following two new courses:

- 1) **North 57° 14' 27" East** a distance of **99.02 feet** to an iron pin and cap set (buried 1 foot deep);
- 2) **South 32° 47' 50" East**, passing an iron pin and cap set at 198.56 feet, a total distance of **219.95 feet** to a mag nail set in the centerline of Hayden Run Road and in said VMS line;

Thence, with the centerline of Hayden Run Road and said VMS line, **South 57° 14' 27" West** a distance of **99.02 feet** returning to the **True Point of Beginning**, containing **0.5000 Acres** more or less.

Bearings are based on a GPS observation on August 2, 2018, WGS 1984 Geodetic North.

The hereinabove described 0.5000 acre tract is to become part of and contingent to said Roby's 1.1195 acre tract.

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 August 2, 2018 by James R. Cottrill, PS registration #6858. (Job # 180621-0-5000AC)



  
James R. Cottrill, PS

# COTTRILL SURVEYING, INC

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

## 1.0004 Acre Tract Surveyed for Nancy Yantes

The following described 1.0004 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1618, being part of a 64.5385 acre tract (Parcel 01-00383.000, Parcel Two, 67.16 original acres) conveyed to Nancy A Yantes and George R Roby, Co-Trustees or their successors of the Doris J Roby Inheritance Trust Dated July 19, 2011 by Official Record 269 page 2325, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Carters Mill Road (County Road 39, 45 feet right-of-way) and Hayden Run Road (County Road 38, 45 feet right-of-way) and being in the South line of VMS 1618;

Thence, with the centerline of Carters Mill Road, North 02° 57' 50" West a distance of 1107.87 feet to a mag nail set replacing a damaged bolt found at the Northwest corner of a 1.0319 acre tract conveyed to Jerry E and Nancy A Yantes, Joint Lives by Official Record 318 page 1978 and being the **True Point of Beginning**;

Thence, continuing with the centerline of Carters Mill Road, **North 02° 57' 50" West** a distance of **108.45 feet** to a mag nail set;

Thence, across said 64.5385 acre tract with the following three new courses:

- 1) **North 58° 01' 59" East**, passing an iron pin and cap set at 57.29 feet, a total distance of **267.26 feet** to an iron pin and cap set (buried 1 foot deep);
- 2) **South 31° 58' 01" East** a distance of **260.74 feet** to an iron pin and cap set;
- 3) **South 58° 01' 59" West** a distance of **94.85 feet** to a 3/4 inch diameter iron pipe found at the East corner of said Yantes' 1.0319 acre tract;

Thence, around said 1.0319 acre tract with the following two courses:

- 1) **North 31° 58' 01" West** a distance of **165.89 feet** to a point;
- 2) **South 58° 01' 59" West**, passing a 3/4 inch diameter iron pipe found at 199.01 feet, a total distance of **224.99 feet** returning to the **True Point Beginning**, containing **1.0004 Acres** more or less.

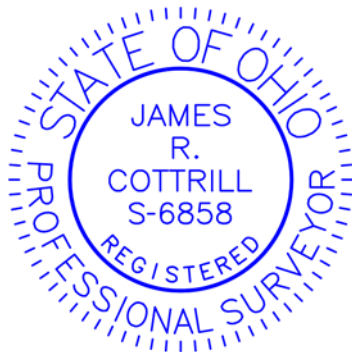
Bearings are based on a GPS observation on August 2, 2018, WGS 1984 Geodetic North.

The hereinabove described 1.0004 acre tract is to become part of and contingent to said Yantes' 1.0319 acre tract.

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 August 2, 2018 by James R. Cottrill, PS registration #6858. (Job #S180621-1-0004AC)



*James R. Cottrill*  
James R. Cottrill, PS