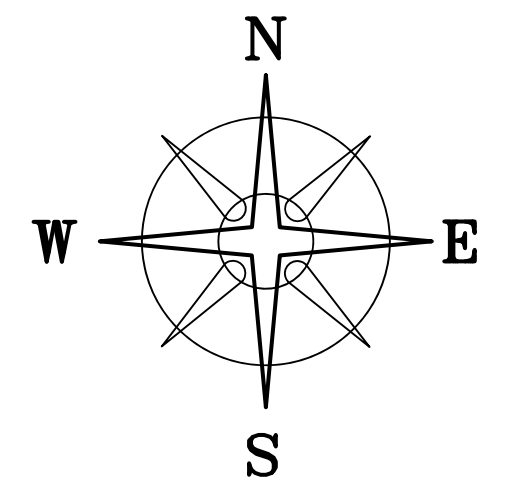


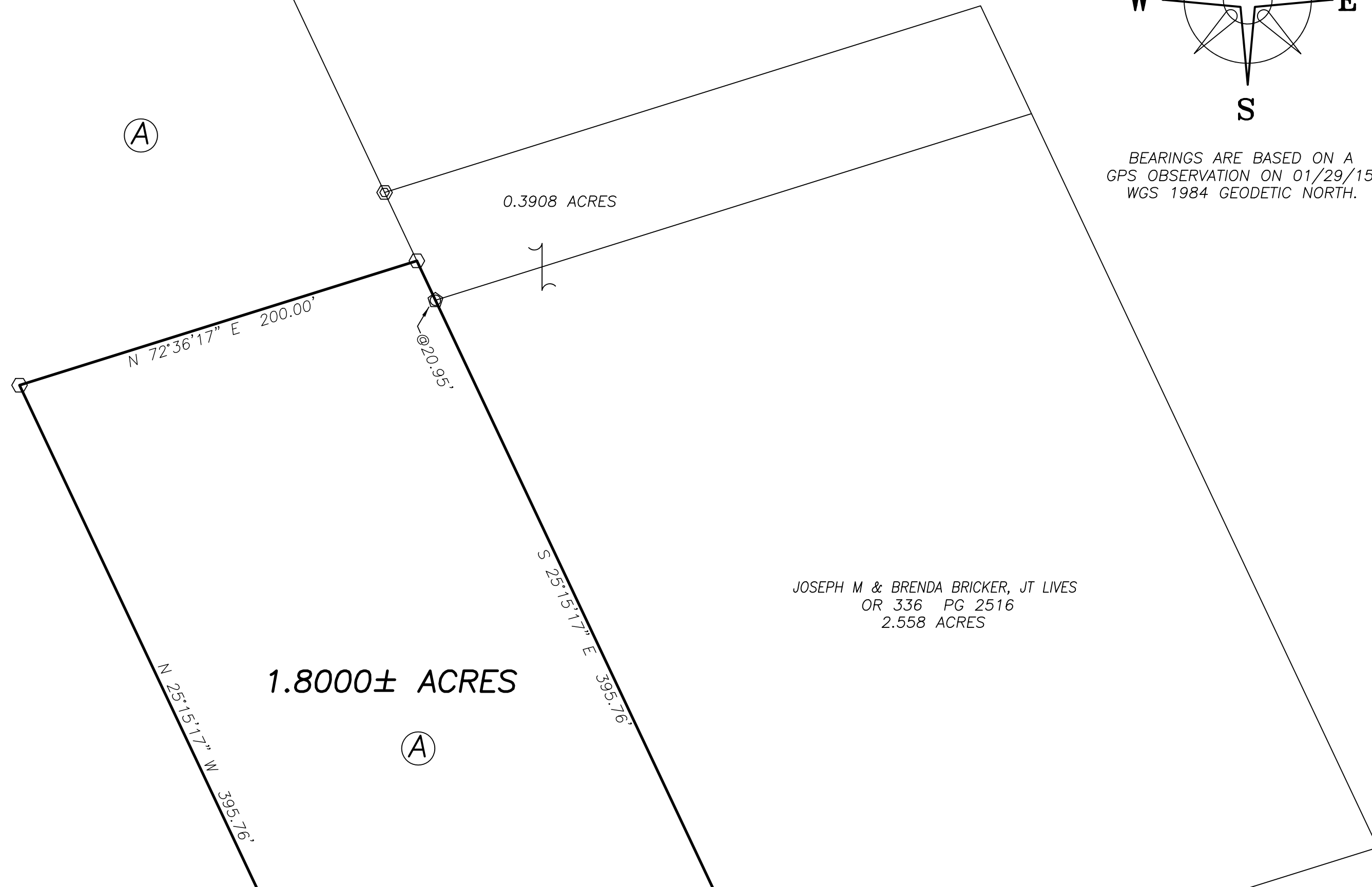
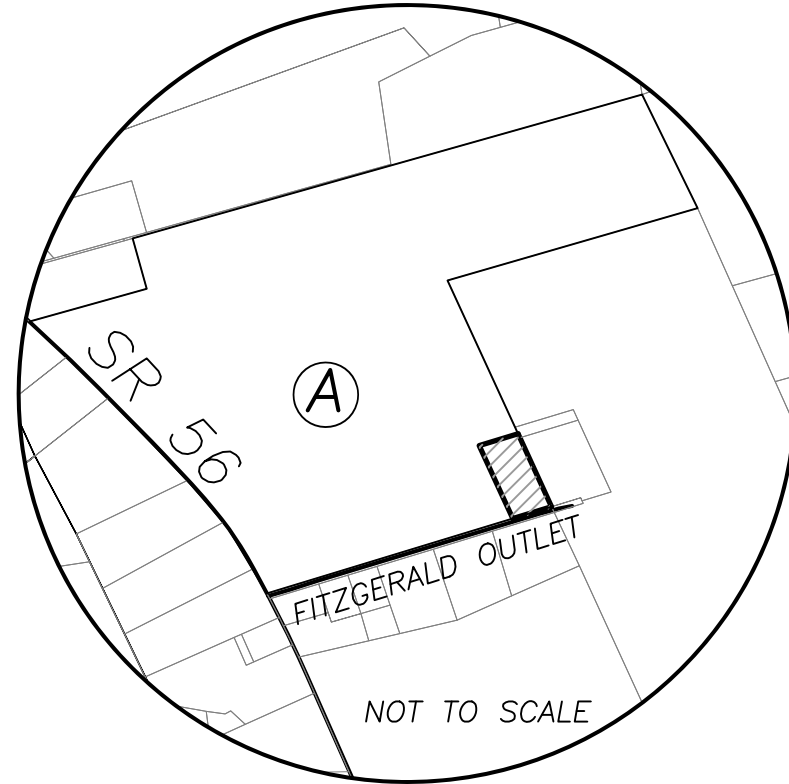
**DEED REFERENCE**

EDWIN R & PATRICIA L  
MASON, JT LIVES  
OR 6 PG 241  
PARCEL No. 17-00258.000  
86.985 ACRES



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 01/29/15  
WGS 1984 GEODETIC NORTH.

**LOCATION MAP**



JOSEPH M & BRENDA BRICKER, JT LIVES  
OR 336 PG 2516  
2.558 ACRES

N=634781.28'  
E=1751518.25'

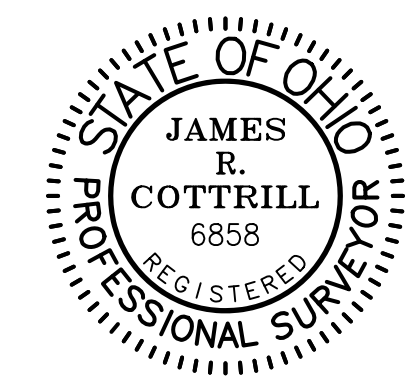
**LEGEND**

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

- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" Ø IRON PIPE & CAP  
STAMPED "NCB 5969" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

STATE ROUTE 56  
(60'R/W)

POINT OF  
COMENCEMENT



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

*James R. Cottrill* DATE: 09/10/18

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

**1.8000± ACRES,**  
**VMS 464, PLEASANT TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MASON**

SCALE : 1" = 50'  
50' 25' 0 50'

JOB No. S180706 CREW: MW  
SURVEYED 09/06/18 DWN BY: NC  
DRAWN 09/10/18 CHECK: MW

# COTTRILL SURVEYING, INC

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

## **1.8000 Acre Tract** *Surveyed for Mason*

The following described 1.8000 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, being part of an 86.985 acre tract (Parcel 17-00258.000) conveyed to Edwin R and Patricia L Mason, Joint Lives by Official Record 6 page 241, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 56 (60 feet right-of-way) and Fitzgerald Outlet (Township Road 157, 30 feet right-of-way);

Thence, with the centerline of Fitzgerald Outlet North 72° 36' 17" East a distance of 1464.71 feet to a point;

Thence, North 25° 15' 17" West a distance of 15.14 feet to a 3/4 inch T-bar and cap found in the North right-of-way line of Fitzgerald Outlet at the South corner of a 2.558 acre tract conveyed to Joseph M and Brenda Bricker, Joint Lives by Official Record 336 page 2516 and the Southeast corner of said 86.985 acre tract, and being the **True Point of Beginning**;

Thence, with the North right-of-way line of Fitzgerald Outlet, **South 72° 36' 17" West** a distance of **200.00 feet** to an iron pin and cap set;

Thence, across said 86.985 acre tract with the following two new courses:

- 1) **North 25° 15' 17" West** a distance of **395.76 feet** to an iron pin and cap set;
- 2) **North 72° 36' 17" East** a distance of **200.00 feet** to an iron pin and cap set in the Southwest line of a 0.3908 acre tract conveyed to Joseph M and Brenda Bricker, Joint Lives by Official Record 336 page 2516;

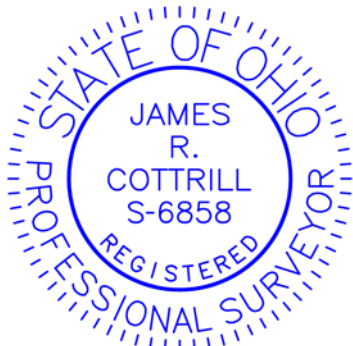
Thence, with the Southwest line of said 0.3908 acre tract, **South 25° 15' 17" East**, passing a 3/4 inch diameter pipe and cap stamped "NCB 5969" found at the West corner of said Bricker's 2.558 acre tract at 20.95 feet, a total distance of **395.76 feet** returning to the **True Point of Beginning**, containing **1.8000 Acres** more or less.


Bearings are based on a GPS observation on January 29, 2015, 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 September 6, 2018 by James R. Cottrill, PS registration #6858. (Job #S180706-1-8000AC)



  
James R. Cottrill, PS