

COTTRILL SURVEYING, INC

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

2.3809 Acre Tract Surveyed for Jane Berlin

The following described 2.3809 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 10585 and 10698, being part of a 190.20 acre tract (Parcel 08-00250.00, Parcel 3) conveyed to Jane E Berlin (3/4) and Jane E Berlin Trustee of the Arthur E Berlin Trust (1/4) by Official Record 242 page 1201, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Wilson Road (County Road 103, 50 feet right-of-way) and in the Southeast line of said 190.20 acre tract, said mag nail bears North 60° 55' 05" East a distance of 456.51 feet from a railroad spike found at an angle point in said Wilson Road near the centerline intersection with Gregg Road (County Road 43);

Thence, across said 190.20 acre tract with the following three new courses:

- 1) **North 17° 58' 37" West**, passing an iron pin and cap set at 25.83 feet, a total distance of **431.19 feet** to an iron pin and cap set;
- 2) **North 72° 40' 04" East** a distance of **250.93 feet** to an iron pin and cap set;
- 3) **South 19° 37' 19" East**, passing an iron pin and cap set at 341.54 feet, a total distance of **377.14 feet** to a mag nail set in the centerline of Wilson Road;


Thence, with the center of Wilson Road, **South 60° 55' 05" West** a distance of **266.74 feet** returning to the **Point of Beginning**, containing **2.3809 Acres** more or less.

Bearings are based on a GPS observation on August 6, 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 August 6, 2018 by James R. Cottrill, PS registration #6858. (Job #S180708-2-3909)


James R. Cottrill, PS

