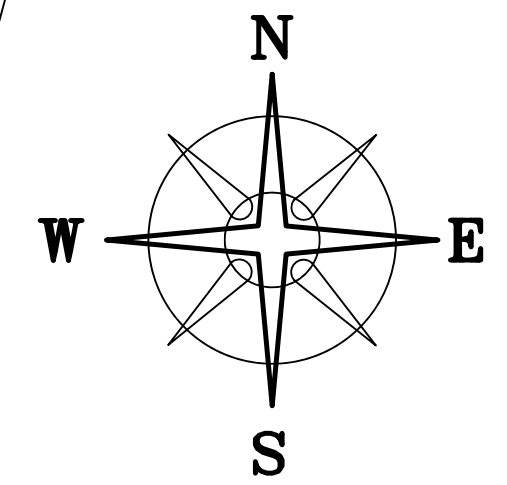


**DEED REFERENCE**

JAN P & MARCIA L  
SNEDECOR, JT LIVES  
DB 274 P 531  
PARCEL No. 08-00636.000

- (A) LOT 9
- (B) LOT 10
- (C) LOT 11
- (D) 0.041 ACRES  
(VACATED ALLEY)

DARBY CREST ADDITION  
SECTION 17  
PB 1 P 252  
PLAT 218A-S



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/31/19  
WGS 1984 GEODETIC NORTH.

**NOTE**

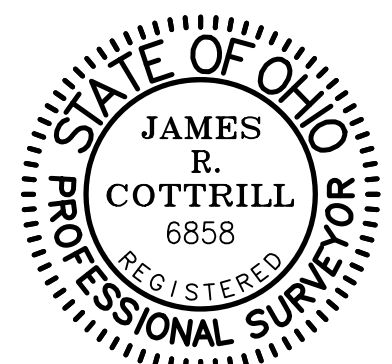
ELMWOOD ROAD AND A PORTION OF PARKWOOD ROAD  
WAS VACATED BY COMMISSIONER'S JOURNAL, MADISON COUNTY,  
OHIO No. 32 PAGES 308-309 & 331.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	490.50'	87.03'	86.92'	S 60°53'02" E	10°09'57"
C2	50.20'	22.00'	21.83'	S 53°31'01" E	25°06'48"
C3	25.38'	41.38'	36.95'	S 06°12'13" W	93°24'38"
C4	124.00'	41.80'	41.60'	S 42°09'57" W	19°18'54"

**LEGEND**

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

- 1" IRON PIPE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)

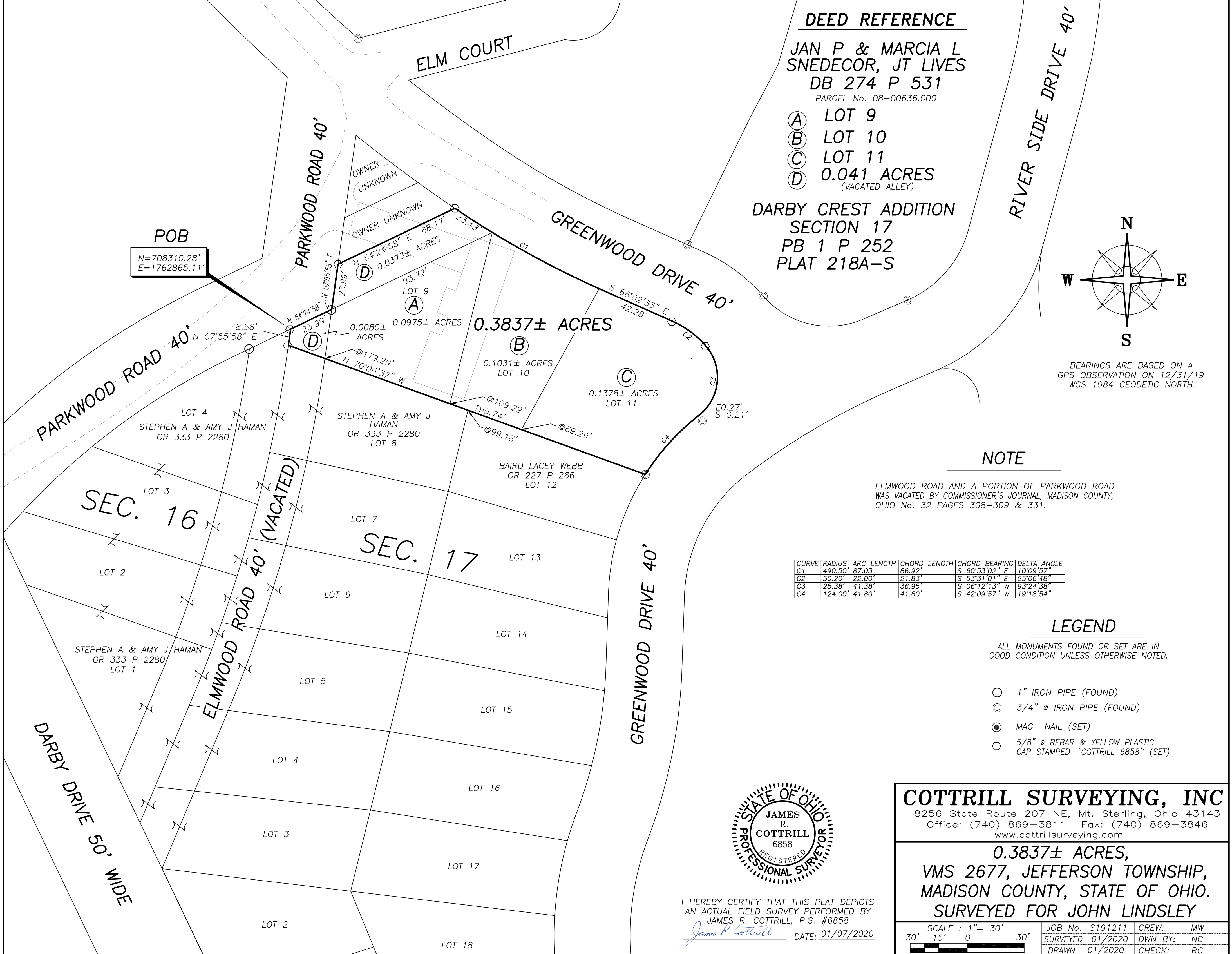


I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 01/07/2020

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

**0.3837± ACRES,**  
**VMS 2677, JEFFERSON TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR JOHN LINDSLEY**

SCALE : 1" = 30'	JOB No. S191211	CREW: MW
30' 15' 0 30'	SURVEYED 01/2020	DWN BY: NC
	DRAWN 01/2020	CHECK: RC



# **COTTRILL SURVEYING, INC**

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

## **0.3837 Acre Tract** *Surveyed for John Lindsley*

The following described 0.3837 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2677, being all of Lots 9, 10, 11, and a 0.041 acre tract (vacated Elmwood Road and a portion of Parkwood Road) (Parcel #08-00636.000) (of Darby Crest Addition, Section 17 as recorded in Plat Book 1 page 252 in the Madison County Recorder's Office) all four tracts conveyed to Jan P and Marcia L Snedecor, Joint Lives by Deed Book 274 page 531, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the southeast line of Parkwood Road (40 feet wide) with the centerline of Elmwood Road (40 feet wide)(vacated), and the northwest corner of said 0.041 acre tract and the northeast corner of that portion (east ½) of Elmwood Road vacated and conveyed to Steven A and Amy J Haman by Official Record 333 page 2280;

Thence, with the south line of said Parkwood Road, **North 64° 24' 58" East** a distance of **23.99 feet** to an iron pin and cap set at the northwest corner of said Lot 9;

Thence with said 0.041 acre tract the following 2 courses:

- 1) With the east line of Parkwood, **North 07° 55' 58" East** a distance of **23.99 feet** to an iron pin and cap set in the centerline of that portion of Parkwood Road vacated
- 2) With the center line of vacated Parkwood, **North 64° 24' 58" East** a distance of **68.17 feet** to an iron pin and cap set in the southeast line of Greenwood Drive (40' wide);

Thence, with said Greenwood Drive the following five courses:

- 1) with a curve to the left, radius of 490.50 feet, arc length is **87.03 feet**, and the cord bears South 60° 53' 02" East a distance of 86.92 feet to the northern corner common to said Lots 10 and 11
- 2) **South 66° 02' 33" East** a distance of **42.28 feet** to an iron pin and cap set
- 3) with a curve to the right, radius 50.20 feet, arc length is **22.00 feet**, and the cord bears South 53° 31' 01" East a distance of 21.83 feet to an iron pin and cap set
- 4) with a curve to the right, radius of 25.38 feet, arc length of **41.38 feet**, and the cord bears South 06° 12' 13" West a distance of 36.95 feet to a point from which a 3/4 inch diameter iron pipe found is East 0.27 feet and South 0.21 feet
- 5) with a curve to the left, radius of 124.00 feet, arc length of **41.80 feet**, and the cord bears South 42° 09' 57" West a chord length of 41.60 feet to a 3/4 inch diameter iron pipe found at the northeast corner of Lot 12, of said Addition, conveyed to Baird Lacey Webb by Official Record 227 page 266;

Thence, with the north line of said lot 12, **North 70° 06' 37" West**, passing the southern corner common to said Lots 10 and 11 at 69.29 feet, passing the northeast

corner of Lot 8, of said Addition, conveyed to Steven A and Amy J Haman by Official Record 333 page 2280 at 99.18 feet, passing the southern corner common to said Lots 9 and 10 at 109.29 feet, and passing the east line of Elmwood Road (40 feet wide)(vacated) at 179.29 feet, a total distance of **199.74 feet** to an iron pin and cap set in the centerline of said vacated Elmwood Road;

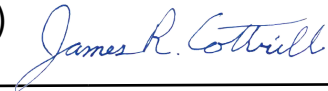
Thence, with the centerline of said vacated Elmwood Road, **North 07° 55' 58" East** a distance of **8.58 feet** returning to the point of beginning containing **0.3837 Acres** more or less, of which 0.0975 acres more or less is all of said Lot 9, 0.1031 acres more or less is all of said Lot 10, 0.1378 acres more or less is all of said Lot 11, and 0.0453 acres more or less is all of said 0.041 acre tract.

Bearings are based on a GPS observation on December 31, 2019, 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 January, 2020 by James R. Cottrill, PS registration #6858. (Job #S191211-0-3464)



James R. Cottrill, PS

