



# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **0.9156 Acre Tract** *Surveyed for Mrs. Beach*

The following described 0.9156 acre tract is situated in the State of Ohio, Madison County, Monroe and Jefferson Townships, VMS 1095 and 7532, being the northwest 16.5 feet of a 1.83 acre tract (Parcel 09-00083.000, 1.53 in Jefferson Township and Parcel 11-00310.000 and 0.30 acres in Monroe Township) conveyed to George W and Christine C Taylor, Jr (undivided 1/2 interest) by Official Record 321 page 2393, Robert B and Elizabeth T Beach (undivided 1/2 interest) by Official Record 322 page 83 and (Parcel 09-00084.000, 1.63 acres in Jefferson Township and Parcel 11-00384.001, 0.20 acres in Monroe Township) conveyed to Gary N Watson, Trustee of the Norman E Watson Family Trust (full interest) by Official Record 359 page 1603, and being more particularly described as follows:

Commencing at a 1 1/2 inch diameter iron pipe found at the centerline intersection of Taylor-Blair Road (County Road 14, 50 feet right-of-way) and Little Darby Road (Township Road 116);

Thence, with the centerline of Taylor-Blair Road with the following three courses:

- 1) South 39° 53' 32" East a distance of 1026.78 feet to a railroad spike found;
- 2) South 39° 47' 48" East a distance of 1844.67 feet to a three-quarter inch diameter iron pin found in the line between VMS 12272 and 7532;
- 3) continuing with said VMS line, South 39° 55' 17" East a distance of 891.28 feet to a three-quarter inch diameter iron pin found at the East corner of a 50 acre tract (Parcel 2) conveyed to Bert W and Karen E Buganski, Co-Trustees by Official Record 59 page 433, the North corner of said 1.83 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Taylor-Blair Road and with said VMS line, **South 39° 47' 36" East** a distance of **16.99 feet** to a mag nail set;

Thence, with a new line across said 1.83 acre tract, **South 64° 03' 37" West**, passing an iron pin and cap set at 75.21 feet, passing the Jefferson/Monroe Township line and the East line of VMS 1095 at 2108.50 feet, a total distance of **2419.11 feet** to an iron pin and cap set at the North corner of a 173.18 acre tract conveyed to Gary N Watson, Trustee by Official Record 103 page 2445 and the East corner of a 247.936 acre tract conveyed to George W and Christine C Taylor, Jr (undivided 1/2 interest) by Official Record 321 page 2393, Robert B and Elizabeth T Beach (undivided 1/2 interest) by Official Record 322 page 83;

Thence, with the Northeast line of said 247.936 acre tract, **North 27° 00' 02" West** a distance of **16.50 feet** to an iron pin and cap previously set at the South corner of said Buganski's 50 acre tract;

Thence, with the Southeast line of said 50 acre tract, **North 64° 03' 37" East**, passing the Jefferson/Monroe Township line and the West line of VMS 7532 at 316.37 feet, passing an iron pin and cap previously set at 2326.19 feet, a total distance of **2415.34 feet** returning to the **True Point of Beginning**, containing **0.9156 Acres** more or less, of which 0.1187 acres more or less is in Monroe Township and 0.7969 acres more or less is in Jefferson Township.

Bearings are based on a GPS observation on June 14, 2011, WGS 1984 Geodetic North.

Hereinabove described 0.9156 acre tract is subject to a 0.9156 acre ingress/egress easement and with the benefit of a 0.9170 acre ingress/egress easement both described separately and shown more particularly on accompanying plat.

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 Surveying"

This description is based on a field survey performed May of 2020 by James R. Cottrill, PS registration #6858. (Job #S200413-0.9156)



*James R. Cottrill*  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

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## **0.9156 Acre Ingress/Egress Easement Surveyed for Mr. Watson**

The following described 0.9156 acre Ingress/Egress Easement is situated in the State of Ohio, Madison County, Monroe and Jefferson Townships, VMS 1095 and 7532, being the northwest 16.5 feet of a 1.83 acre tract (Parcel 09-00083.000, 1.53 in Jefferson Township and Parcel 11-00310.000 and 0.30 acres in Monroe Township) conveyed to George W and Christine C Taylor, Jr (undivided 1/2 interest) by Official Record 321 page 2393, Robert B and Elizabeth T Beach (undivided 1/2 interest) by Official Record 322 page 83 and (Parcel 09-00084.000, 1.63 acres in Jefferson Township and Parcel 11-00384.001, 0.20 acres in Monroe Township) conveyed to Gary N Watson, Trustee of the Norman E Watson Family Trust (full interest) by Official Record 359 page 1603, and being more particularly described as follows:

Commencing at a 1 1/2 inch diameter iron pipe found at the centerline intersection of Taylor-Blair Road (County Road 14, 50 feet right-of-way) and Little Darby Road (Township Road 116);

Thence, with the centerline of Taylor-Blair Road with the following three courses:

- 1) South 39° 53' 32" East a distance of 1026.78 feet to a railroad spike found;
- 2) South 39° 47' 48" East a distance of 1844.67 feet to a three-quarter inch diameter iron pin found in the line between VMS 12272 and 7532;
- 3) continuing with said VMS line, South 39° 55' 17" East a distance of 891.28 feet to a three-quarter inch diameter iron pin found at the East corner of a 50 acre tract (Parcel 2) conveyed to Bert W and Karen E Buganski, Co-Trustees by Official Record 59 page 433, the North corner of said 1.83 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Taylor-Blair Road and with said VMS line, **South 39° 47' 36" East** a distance of **16.99 feet** to a mag nail set;

Thence, with a new line across said 1.83 acre tract, **South 64° 03' 37" West**, passing an iron pin and cap set at 75.21 feet, passing the Jefferson/Monroe Township line and the East line of VMS 1095 at 2108.50 feet, a total distance of **2419.11 feet** to an iron pin and cap set at the North corner of a 173.18 acre tract conveyed to Gary N Watson, Trustee by Official Record 103 page 2445 and the East corner of a 247.936 acre tract conveyed to George W and Christine C Taylor, Jr (undivided 1/2 interest) by Official Record 321 page 2393, Robert B and Elizabeth T Beach (undivided 1/2 interest) by Official Record 322 page 83;

Thence, with the Northeast line of said 247.936 acre tract, **North 27° 00' 02" West** a distance of **16.50 feet** to an iron pin and cap previously set at the South corner of said Buganski's 50 acre tract;

Thence, with the Southeast line of said 50 acre tract, **North 64° 03' 37" East**, passing the Jefferson/Monroe Township line and the West line of VMS 7532 at 316.37 feet, passing an iron pin and cap previously set at 2326.19 feet, a total distance of **2415.34 feet** returning to the **True Point of Beginning**, containing **0.9156 Acres**

more or less in said Ingress/Egress Easement, of which 0.1187 acres more or less is in Monroe Township and 0.7969 acres more or less is in Jefferson Township.

Bearings are based on a GPS observation on June 14, 2011, 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 Surveying"

This description is based on a field survey performed May of 2020 by James R. Cottrill, PS registration #6858. (Job #S200413-0.9156ease)



*James R. Cottrill*

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James R. Cottrill, PS #6858

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## **0.9170 Acre Tract Surveyed for Mr. Watson**

The following described 0.9170 acre tract is situated in the State of Ohio, Madison County, Monroe and Jefferson Townships, VMS 1095 and 7532, being the southeast 16.5 feet of a 1.83 acre tract (Parcel 09-00083.000, 1.53 in Jefferson Township and Parcel 11-00310.000 and 0.30 acres in Monroe Township) conveyed to George W and Christine C Taylor, Jr (undivided 1/2 interest) by Official Record 321 page 2393, Robert B and Elizabeth T Beach (undivided 1/2 interest) by Official Record 322 page 83 and (Parcel 09-00084.000, 1.63 acres in Jefferson Township and Parcel 11-00384.001, 0.20 acres in Monroe Township) conveyed to Gary N Watson, Trustee of the Norman E Watson Family Trust (full interest) by Official Record 359 page 1603, and being more particularly described as follows: Commencing at a 1 1/2 inch diameter iron pipe found at the centerline intersection of Taylor-Blair Road (County Road 14, 50 feet right-of-way) and Little Darby Road (Township Road 116);

Thence, with the centerline of Taylor-Blair Road with the following four courses:

- 1) South 39° 53' 32" East a distance of 1026.78 feet to a railroad spike found;
- 2) South 39° 47' 48" East a distance of 1844.67 feet to a three-quarter inch diameter iron pin found in the line between VMS 12272 and 7532;
- 3) continuing with said VMS line, South 39° 55' 17" East a distance of 891.28 feet to a three-quarter inch diameter iron pin found at the North corner of said 1.83 acre tract
- 4) South 39° 47' 36" East a distance of 33.98 feet to a mag nail found at the North corner of a 50 acre tract (Parcel 4) conveyed to Bert W and Karen E Buganski, Co-Trustees by Official Record 59 page 433, the East corner of said 1.83 acre tract and being the **True Point of Beginning**;

Thence, with the Northwest line of said 50 acre tract, **South 64° 03' 37" West**, passing an iron pin and cap previously set at 63.33 feet, passing the Jefferson/Monroe Township line and the West line of VMS 7532 at 2118.02 feet, a total distance of **2422.87 feet** to an iron pin and cap previously set in the Northeast line of a 173.18 acre tract conveyed to Gary N Watson, Trustee by Official Record 103 page 2445;

Thence, with the Northeast line of said 173.18 acre tract, **North 27° 00' 02" West** a distance of **16.50 feet** to an iron pin and cap set at the East corner of a 247.936 acre tract conveyed to George W and Christine C Taylor, Jr (undivided 1/2 interest) by Official Record 321 page 2393, Robert B and Elizabeth T Beach (undivided 1/2 interest) by Official Record 322 page 83;

Thence, with a new line across said 1.83 acre tract, **North 64° 03' 37" East**, passing the Jefferson/Monroe Township line and the East line of VMS 1095 at 310.61 feet, passing an iron pin and cap set at 2343.90 feet, a total distance of **2419.11 feet** to a mag nail set in the centerline of Taylor-Blair Road and in the Northeast line of VMS 7532;

Thence, with the centerline of said Taylor-Blair Road and with said VMS line, **South 39° 47' 36" East** a distance of **16.99 feet** to returning to the **True Point of Beginning**, containing **0.9170 Acres** more or less, of which 0.1166 acres more or less is in Monroe Township and 0.8004 acres more or less is in Jefferson Township.

Bearings are based on a GPS observation on June 14, 2011, WGS 1984 Geodetic North.

Hereinabove described 0.9170 acre tract is subject to a 0.9170 acre ingress/egress easement and with the benefit of a 0.9156 acre ingress/egress easement both described separately and shown more particularly on accompanying plat.

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 Surveying"

This description is based on a field survey performed May of 2020 by James R. Cottrill, PS registration #6858. (Job #S200413-0.9170)



*James R. Cottrill*  
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James R. Cottrill, PS #6858

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## **0.9170 Acre Ingress/Egress Easement Surveyed for Mr. Watson**

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- 4) South 39° 47' 36" East a distance of 33.98 feet to a mag nail found at the North corner of a 50 acre tract (Parcel 4) conveyed to Bert W and Karen E Buganski, Co-Trustees by Official Record 59 page 433, the East corner of said 1.83 acre tract and being the **True Point of Beginning**;

Thence, with the Northwest line of said 50 acre tract, **South 64° 03' 37" West**, passing an iron pin and cap previously set at 63.33 feet, passing the Jefferson/Monroe Township line and the West line of VMS 7532 at 2118.02 feet, a total distance of **2422.87 feet** to an iron pin and cap previously set in the Northeast line of a 173.18 acre tract conveyed to Gary N Watson, Trustee by Official Record 103 page 2445;

Thence, with the Northeast line of said 173.18 acre tract, **North 27° 00' 02" West** a distance of **16.50 feet** to an iron pin and cap set at the East corner of a 247.936 acre tract conveyed to George W and Christine C Taylor, Jr (undivided 1/2 interest) by Official Record 321 page 2393, Robert B and Elizabeth T Beach (undivided 1/2 interest) by Official Record 322 page 83;

Thence, with a new line across said 1.83 acre tract, **North 64° 03' 37" East**, passing the Jefferson/Monroe Township line and the East line of VMS 1095 at 310.61 feet, passing an iron pin and cap set at 2343.90 feet, a total distance of **2419.11 feet** to a mag nail set in the centerline of Taylor-Blair Road and in the Northeast line of VMS 7532;

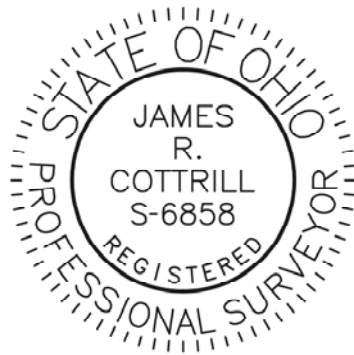
Thence, with the centerline of said Taylor-Blair Road and with said VMS line, **South 39° 47' 36" East** a distance of **16.99 feet** to returning to the **True Point of Beginning**, containing **0.9170 Acres** more or less in said Ingress/Egress Easement, of which 0.1166 acres more or less is in Monroe Township and 0.8004 acres more or less is in Jefferson Township.

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