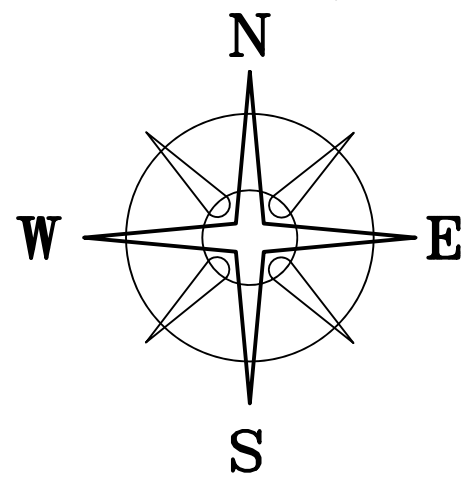


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 01/22/15  
WGS 1984 GEODETIC NORTH.



ROBERTS MILL ROAD

(UNKNOWN R/W) (TR 96)

OLD XENIA ROAD (UNKNOWN R/W) (CR 12)

N 81°07'43" E 718.83'

POINT OF COMMENCEMENT

**DEED REFERENCE**  
KACEY C SAGGIO, TRUSTEE  
OF THE JOSEPH L MYERS KEYSTONE INHERITANCE TRUST  
OR 348 PG 2240  
PARCEL No. 14-00283.002  
20.0001 ACRES  
PLAT 92-91

PAINT TOWNSHIP TRUSTEES  
CEMETERY  
DB 57 P 386  
1 ACRES

PAINT TOWNSHIP  
TRUSTEES  
CEMETERY  
DB 59 P 132  
1.004 ACRES

PAINT TOWNSHIP TRUSTEES CEMETERY  
DB 37 P 527  
7.244 ACRES

2.4102±  
ACRES

2.4226±  
ACRES

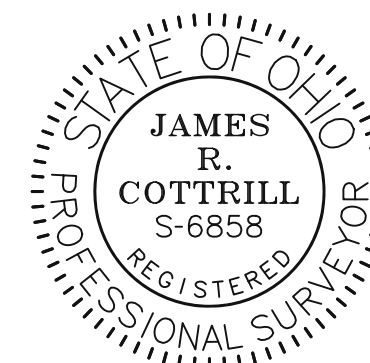
WALNUT RUN

10' DRAINAGE EASEMENT

**LEGEND**

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

- RAIL ROAD SPIKE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ▲ 3"Ø METAL FENCE POST (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

*James R. Cottrill* DATE: 07/09/20

**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**2.4102± & 2.4226± ACRES,  
VMS 4387, PAINT TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MYERS**

SCALE : 1" = 100'  
100' 50' 0 100'

JOB No. S200618 CREW: MW  
SURVEYED 07/07/20 DWN BY: NC  
DRAWN 07/08/20 CHECK: RC

# COTTRILL SURVEYING, INC

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

## 2.4102 Acre Tract Surveyed for Myers

The following described 2.4102 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being part of a 20.0001 acre tract (Parcel 14-00283.002) conveyed to Kacey C Saggio, Trustee of the Joseph L Myers Keystone Inheritance Trust by Official Record 348 page 2240, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12, unknown right-of-way width) and Roberts Mill Road (Township Road 96, unknown right-of-way width);

Thence, with the centerline of Old Xenia Road with the following three courses:

- 1) North 81° 07' 43" East a distance of 718.83 feet to a mag nail found;
- 2) North 83° 45' 34" East a distance of 613.34 feet to a mag nail found;
- 3) North 74° 50' 43" East a distance of 221.50 feet to a railroad spike found at the Northeast corner of a 1 acre tract conveyed to Paint Township Trustees Cemetery by Deed Book 57 page 386, the Northwest corner of said 20.0001 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Old Xenia Road, **North 74° 50' 43" East** a distance of **200.00 feet** to a mag nail set;

Thence, across said 20.0001 acre tract with the following two new courses:

- 1) **South 05° 05' 00" West**, passing an iron pin and caps set at 29.13 feet and 536.38 feet, a total distance of **561.38 feet** to an iron pin and cap set;
- 2) **South 89° 50' 00" West** a distance of **370.04 feet** to an iron pin and cap set in the East line of a 7.244 acre tract conveyed to Paint Township Trustees Cemetery by Deed Book 37 page 527;

Thence, with the East line of said 7.244 acre tract, **North 05° 10' 51" East** a distance of **25.00 feet** to a 3 inch diameter metal fence post found at the Southwest corner of a 1.004 acre tract conveyed to Paint Township Trustees Cemetery by Deed Book 59 page 132;

Thence, with the South line of said 1.004 acre tract, **North 89° 50' 00" East** a distance of **181.55 feet** to a 5/8 inch diameter iron pin found;

Thence, with the East line of said 1.004 acre tract, **North 05° 05' 00" East**, passing the Southeast corner of said Cemetery's 1 acre tract at 275 feet, passing an iron pin and cap previously set at 457.78 feet, a total distance of **484.44 feet** returning to the **True Point of Beginning**, containing **2.4102 Acres** more or less.

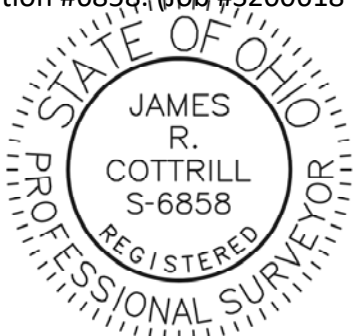
Bearings are based on a GPS observation on January 22, 2015, WGS 1984 Geodetic North.

With the benefit of a 10 feet wide drainage easement 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 July 7, 2020 by James R. Cottrill, PS registration #6858. (Job #S200618-2.4102)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 2.4226 Acre Tract Surveyed for Myers

The following described 2.4226 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being part of a 20.0001 acre tract (Parcel 14-00283.002) conveyed to Kacey C Saggio, Trustee of the Joseph L Myers Keystone Inheritance Trust by Official Record 348 page 2240, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12, unknown right-of-way width) and Roberts Mill Road (Township Road 96, unknown right-of-way width);

Thence, with the centerline of Old Xenia Road with the following four courses:

- 1) North 81° 07' 43" East a distance of 718.83 feet to a mag nail found;
- 2) North 83° 45' 34" East a distance of 613.34 feet to a mag nail found;
- 3) North 74° 50' 43" East a distance of 221.50 feet to a railroad spike found at the Northeast corner of a 1 acre tract conveyed to Paint Township Trustees Cemetery by Deed Book 57 page 386, the Northwest corner of said 20.0001 acre tract;
- 4) North 74° 50' 43" East a distance of 200.00 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of Old Xenia Road, **North 74° 50' 43" East** a distance of **200.00 feet** to a mag nail set;

Thence, across said 20.0001 acre tract with the following three new courses:

- 1) **South 05° 05' 00" West**, passing an iron pin and cap set at 29.40 feet, a total distance of **588.32 feet** to an iron pin and cap set;
- 2) **South 89° 50' 00" West** a distance of **188.44 feet** to an iron pin and cap set
- 3) **North 05° 05' 00" East**, passing an iron pin and cap set at 507.25 feet, a total distance of **536.38 feet** returning to the **True Point of Beginning**, containing **2.4226 Acres** more or less.

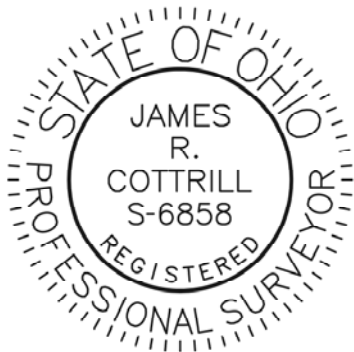
Bearings are based on a GPS observation on January 22, 2015, WGS 1984 Geodetic North.

With the benefit of a 10 feet wide drainage easement 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 July 7, 2020 by James R. Cottrill, PS registration #6858. (Job #S200618-2.4226)



*James R. Cottrill*

James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## **Drainage Easement Surveyed for Myers**

The following described 10 feet wide Drainage Easement is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being part of a 20.0001 acre tract (Parcel 14-00283.002) conveyed to Kacey C Saggio, Trustee of the Joseph L Myers Keystone Inheritance Trust by Official Record 348 page 2240, beginning at the Southwest corner of a 2.4226 acre tract and in the East line of a 2.4102 acre tract surveyed by this surveyor on July 7, 2020 and terminating in the centerline of Walnut Run, and being 5 feet left and right of the following described centerline;

Commencing at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12, unknown right-of-way width) and Roberts Mill Road (Township Road 96, unknown right-of-way width);

Thence, with the centerline of Old Xenia Road with the following four courses:

- 1) North 81° 07' 43" East a distance of 718.83 feet to a mag nail found;
- 2) North 83° 45' 34" East a distance of 613.34 feet to a mag nail found;
- 3) North 74° 50' 43" East a distance of 221.50 feet to a railroad spike found at the Northeast corner of a 1 acre tract conveyed to Paint Township Trustees Cemetery by Deed Book 57 page 386, the Northwest corner of said 20.0001 acre tract;
- 4) North 74° 50' 43" East a distance of 200.00 feet to a mag nail set;

Thence, across said 20.0001 acre tract and with the line between said 2.4102 and 2.4226 acre tracts, South 05° 05' 00" West, passing an iron pin and cap set at 29.13 feet, a total distance of 536.38 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 20.0001 acre tract, **South 17° 04' 37" East** a distance of **334.12 feet** to a point in the centerline of Walnut Run and the southern terminus of said centerline.

Bearings are based on a GPS observation on January 22, 2015, WGS 1984 Geodetic North.

For the benefit of a 2.4102 acre and 2.4226 acre tracts 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 July 7, 2020 by James R. Cottrill, PS registration #6858. (Job #S200618-EASE)



*James R. Cottrill*

James R. Cottrill, PS #6858