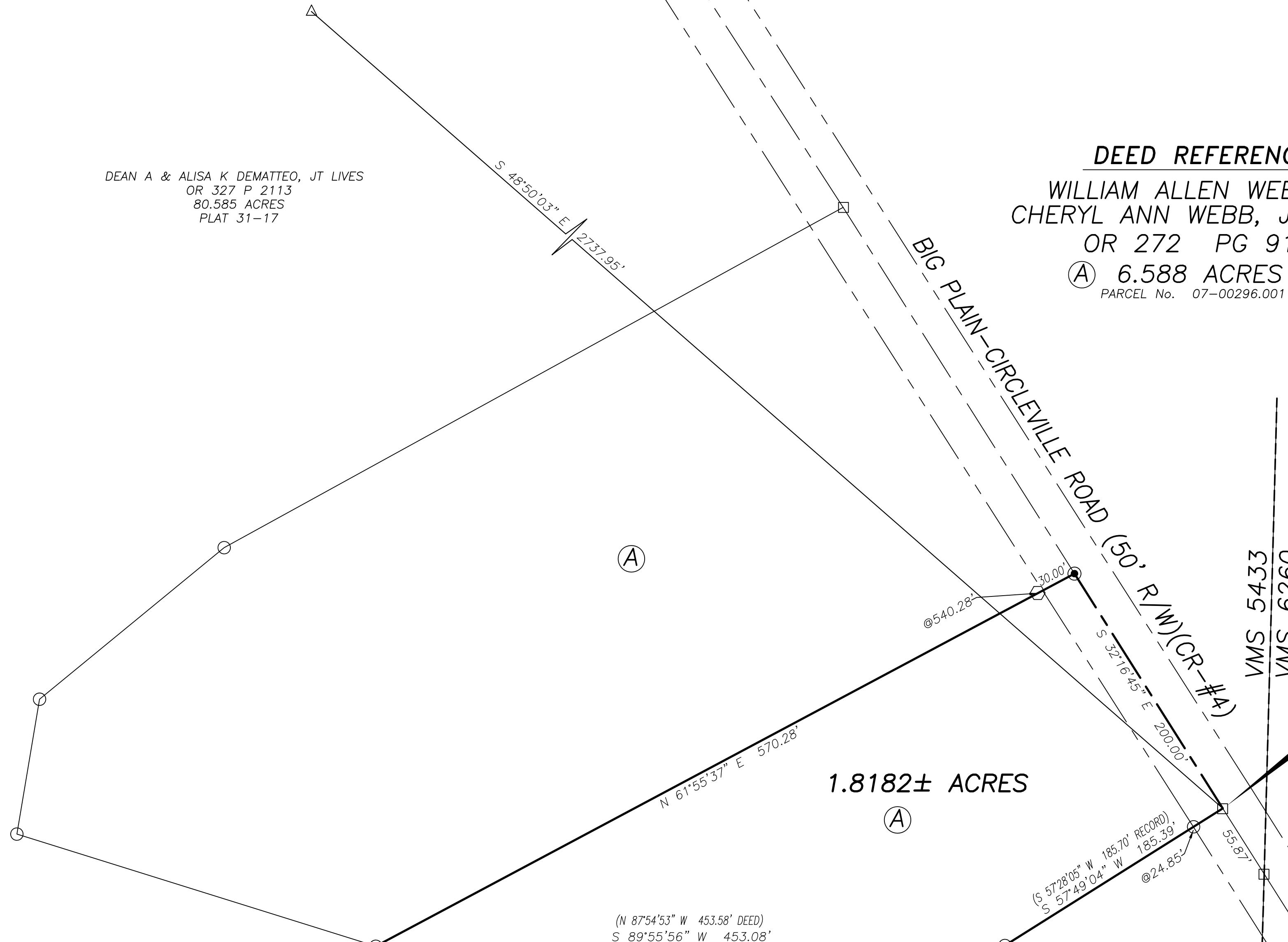


DEAN A & ALISA K DEMATTEO, JT LIVES  
OR 327 P 2113  
80.585 ACRES  
PLAT 31-17

**DEED REFERENCE**  
WILLIAM ALLEN WEBB &  
CHERYL ANN WEBB, JT LIVES  
OR 272 PG 918  
Ⓐ 6.588 ACRES  
PARCEL No. 07-00296.001



POB

N=668411.862'  
E=1750849.438'

**NOTE**

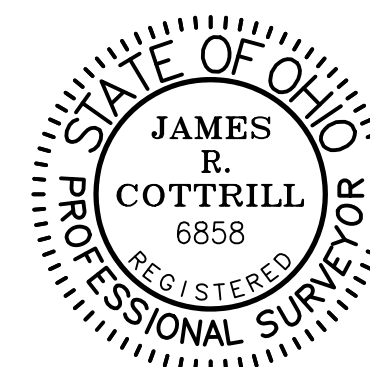
A RAILROAD SPIKE FOUND AT THE  
CENTERLINE INTERSECTION OF  
BIG PLAIN-CIRCLEVILLE ROAD AND  
WEST JEFFERSON-KIOUSVILLE ROAD  
BEARS:  
N 32°32'34" W 1731.45' &  
N 77°01'06" W 3238.77'  
FROM SAID POB

**LEGEND**

- △ MADISON COUNTY MONUMENT 02-012 (FOUND)
- RAIL ROAD SPIKE (FOUND)
- 3/4" ∅ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

DEAN A & ALISA K DEMATTEO, JT LIVES  
OR 327 P 2113  
80.585 ACRES  
PLAT 31-17



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

*James R. Cottrill* DATE: 11/24/2020

**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

**1.8182± ACRES,  
VMS 5433, FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR WEBB**

SCALE : 1" = 60'  
60' 30' 0 60'

DATES	JOB No. S201111
SURVEYED 11/23/2020	CREW: MW
DRAWN 11/23/2020	DWN BY: RC

# COTTRILL SURVEYING, INC

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

## **1.8182 Acre Tract Surveyed for Webb**

The following described 1.8182 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being part of a 6.588 acre tract (Parcel #07-00296.001) conveyed to William Allen and Cheryl Ann Webb, Joint Lives by Official Record 272 page 918 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Big Plain-Circleville Road (County Road #4) (50 feet right-of-way) at the southeast corner of said 6.588 acre tract and corner to an 80.585 acre tract conveyed to Dean A and Alyssa K Dematteo, Joint Lives by Official Record 327 page 2113 said iron pin bears South 48° 50' 03" East a distance of 2737.95 feet from Madison County Monument 02-012;

Thence, with said 80.585 acre tract the following two courses:

- 1) **South 57° 49' 04" West**, passing a 3/4 inch diameter iron pipe found at 24.85 feet, a total distance of **185.39 feet** to a 3/4 inch diameter iron pipe found;
- 2) **South 89° 55' 56" West** a distance of **453.08 feet** to a 3/4 inch diameter iron pipe found;

Thence, with a new line across said 6.588 acre tract, **North 61° 55' 37" East**, passing an iron pin and cap set at 540.28 feet, a total distance of **570.28 feet** to a mag nail set in the centerline of said Big Plain - Circleville Road;

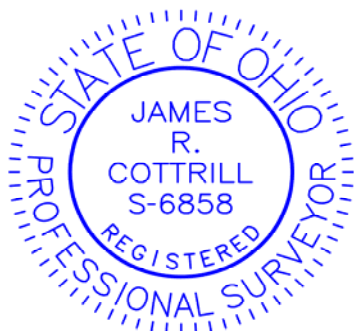
Thence, with the centerline of said Big Plain - Circleville Road, **South 32° 16' 45" East** a distance of **200.00 feet** returning to the point of beginning containing **1.8182 Acres** more or less.

Bearings are based on a GPS observation on 10/19/2017, 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 11/23/2020 by James R. Cottrill, PS registration #6858. (Job #S201111-1-8182)



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