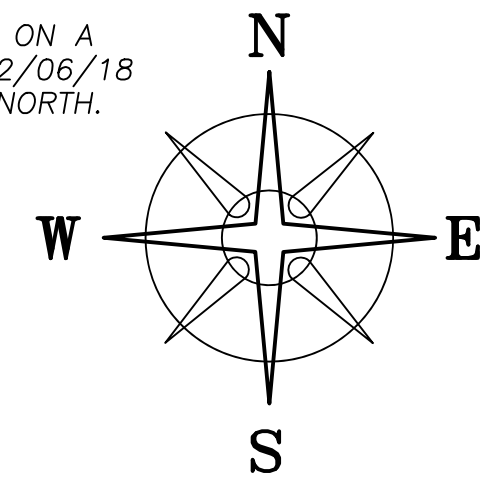


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/06/18  
WGS 1984 GEODETIC NORTH.



REDEEMER FREE WILL BAPTIST CHURCH  
OR 335 P 2360  
19.598 ACRES  
PLAT 93-95

PETER S YODER  
OR 240 P 2532  
50.23 ACRES

(A) 0.5022±  
ACRES

1.0044± ACRES

(B) 0.5022±  
ACRES

(C) 0.5022±  
ACRES

JOHN THOMAS &  
MARLA A TURVY  
DB 249 PG 650  
0.5 AC

STATE ROUTE 56 (66' WIDE)

N=705812.73'  
E=1688843.94'

POB

POB

MAD CO MON 02-011  
N 55°10'05" W  
44.85'

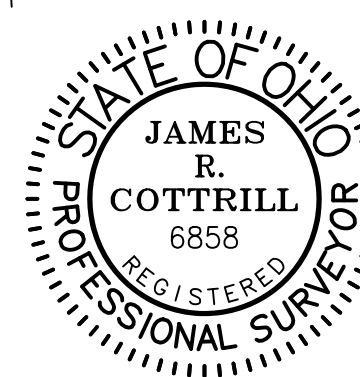
OLD U.S. ROUTE 40 (80' WIDE)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ COUNTY MONUMENT
  - 1/2" Ø REBAR (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - △ IRON PIN (FOUND)
  - R/W MONUMENT (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

**DEED REFERENCE**  
JANICE L ARMBRISTER  
OR 294 PG 2358

- (A) 0.5 ACRES  
PARCEL No. 24-01323.000
- (B) 0.5 ACRES  
PARCEL No. 24-00833.001
- (C) 0.5 ACRES  
PARCEL No. 24-00035.000  
PLATS S0-7C & S0-3B



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

*James R. Cottrill* DATE: 02/05/20

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

**0.5022± & 1.0044± ACRES,  
VMS 6288, SOMERFORD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR ARMBRISTER.**

SCALE : 1" = 40'	JOB No. S200111A	CREW: MW
40' 20' 0 40'	SURVEYED 01/2020	DWN BY: NC
	DRAWN 01/2020	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **0.5022 Acre Tract** *Surveyed for Armbrister*

The following described 0.5022 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6288, being all of a 0.5 acre tract (Parcel 24-01323.000) conveyed to Janice L Armbrister by Official Record 294 page 2358, and being more particularly described as follows:

Beginning at an iron pin and cap set in the North line of Old US Route 40 (80 feet wide) at the Southwest corner of a 0.5 acre tract (Parcel 24-00833.001) conveyed to Janice L Armbrister by Official Record 294 page 2358 and the Southeast corner of said 0.5 acre tract, said iron pin and cap bears South 86° 39' 18" West a distance of 1413.71 feet from the intersection of the North line of Old US Route 40 and the centerline of State Route 56 (66 feet wide);

Thence, with the North line of Old US Route 40, **South 86° 39' 18" West** a distance of **90.75 feet** to an iron pin and cap set in the East line of a 50.23 acre tract conveyed to Peter S Yoder by Official Record 240 page 2532;

Thence, with the East line of said 50.23 acre tract, **North 03° 38' 09" West** a distance of **241.08 feet** to a 3/4 inch diameter iron pipe found at the Southwest corner of a 19.598 acre tract conveyed to Redeemer Free Will Baptist Church by Official Record 335 page 2360;

Thence, with the South line of said 19.598 acre tract, **North 86° 39' 18" East** a distance of **90.75 feet** to an iron pin and cap set at the North corner common to said 0.5 acre tracts;

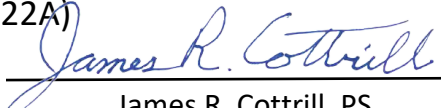
Thence, with the line between said 0.5 acre tracts, **South 03° 38' 09" East** a distance of **241.08 feet** returning to the **Point of Beginning**, containing **0.5022 Acres** more or less.

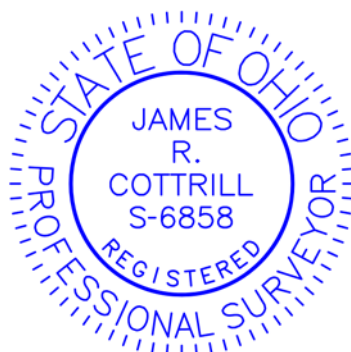
Bearings are based on a GPS observation on December 06, 2018, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed January of 2020 by James R. Cottrill, PS registration #6858. (Job #S200111-0-5022A)

  
James R. Cottrill, PS



# COTTRILL SURVEYING, INC

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

## 1.0044 Acre Tract Surveyed for Armbrister

The following described 1.0044 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6288, being all of a 0.5 acre tract (Parcel 24-00833.001) and all of a 0.5 acre tract (Parcel 24-00035.000) both conveyed to Janice L Armbrister by Official Record 294 page 2358, and being more particularly described as follows:

Beginning at an iron pin and cap set in the North line of Old US Route 40 (80 feet wide) at the Southwest corner of a 0.5 acre tract conveyed to John Thomas and Marla A Turvy by Deed Book 249 page 650 and the Southeast corner of said 0.5 acre tract (Parcel 24-00035.000), said iron pin and cap bears South 86° 39' 18" West a distance of 1232.21 feet from the intersection of the North line of Old US Route 40 and the centerline of State Route 56 (66 feet wide);

Thence, with the North line of Old US Route 40, **South 86° 39' 18" West**, passing the South corner common to said 0.5 acre tracts at 90.75 feet, a total distance of **181.50 feet** to an iron pin and cap set at the Southeast corner of a 0.5 acre tract (Parcel 24-01323.000) conveyed to Janice L Armbrister by Official Record 294 page 2358;

Thence, with the East line of said 0.5 acre tract, **North 03° 38' 09" West** a distance of **241.08 feet** to an iron pin and cap set in the South line of a 19.598 acre tract conveyed to Redeemer Free Will Baptist Church by Official Record 335 page 2360;

Thence, with the South line of said 19.598 acre tract, **North 86° 39' 18" East**, passing the North corner common to said 0.5 acre tracts at 90.75 feet, a total distance of **181.50 feet** to an iron pin and cap set at the Northwest corner of said Turvy's 0.5 acre tract;

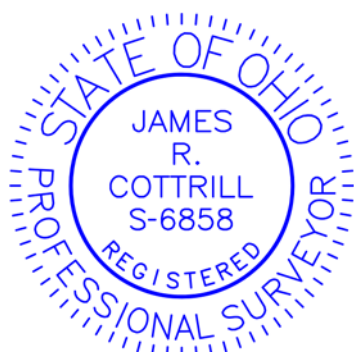
Thence, with the West line of said 0.5 acre tract, **South 03° 38' 09" East** a distance of **241.08 feet** returning to the **Point of Beginning**, containing **1.0044 Acres** more or less, of which 0.5022 acres more or less is all of said 0.5 acre tract and 0.5022 acres more or less is all of the other said 0.5 acre tract.

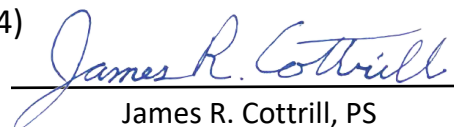
Bearings are based on a GPS observation on December 06, 2018, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed January of 2020 by James R. Cottrill, PS registration #6858. (Job #S200111-1.0044)



  
James R. Cottrill, PS