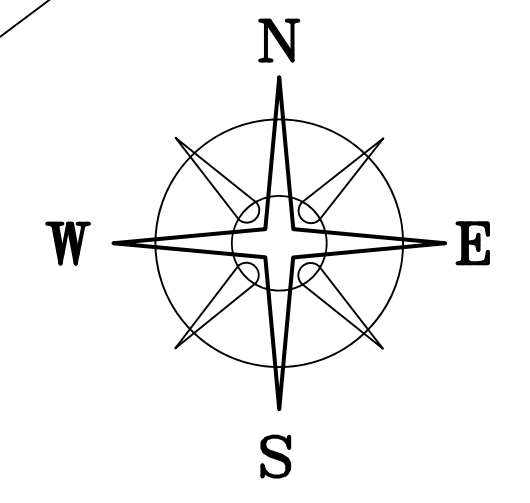


**NOTE**

3.8796 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO 3.3749 ACRE TRACT AND IS NOT TO BE CONSIDERED AS A SEPARATE BUILDING LOT.



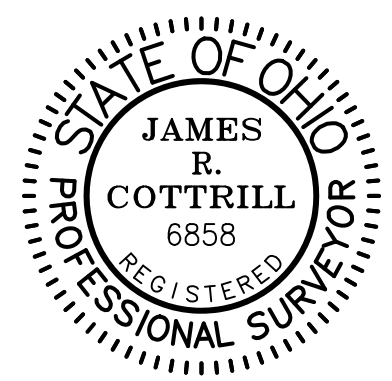
BEARINGS ARE BASED ON A GPS OBSERVATION ON 06/04/12 WGS 1984 GEODETIC NORTH.

PATRICK M. MARTIN, TRUSTEE  
OR 299 PG 321  
5.0225 ACRES  
PLAT 87-92  
PLAT 62-94

RODNEY L & TINA M  
YODER JT LIVES  
OR 317 PG 1079  
14.558 ACRES  
PLAT 87-92  
PLAT 62-94

DOUGLAS P & RITA R  
YODER, JT LIVES  
OR 296 PG 1127  
90.0078 ACRES  
PLAT 87-92

**DEED REFERENCE**  
ENOCH EICHORN & LEANNA C  
EICHORN JT LIVES  
OR 280 PG 1770  
176.9719 ACRES  
PARCEL No.11-00386.007  
PLAT 42-12



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 12/13/19

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

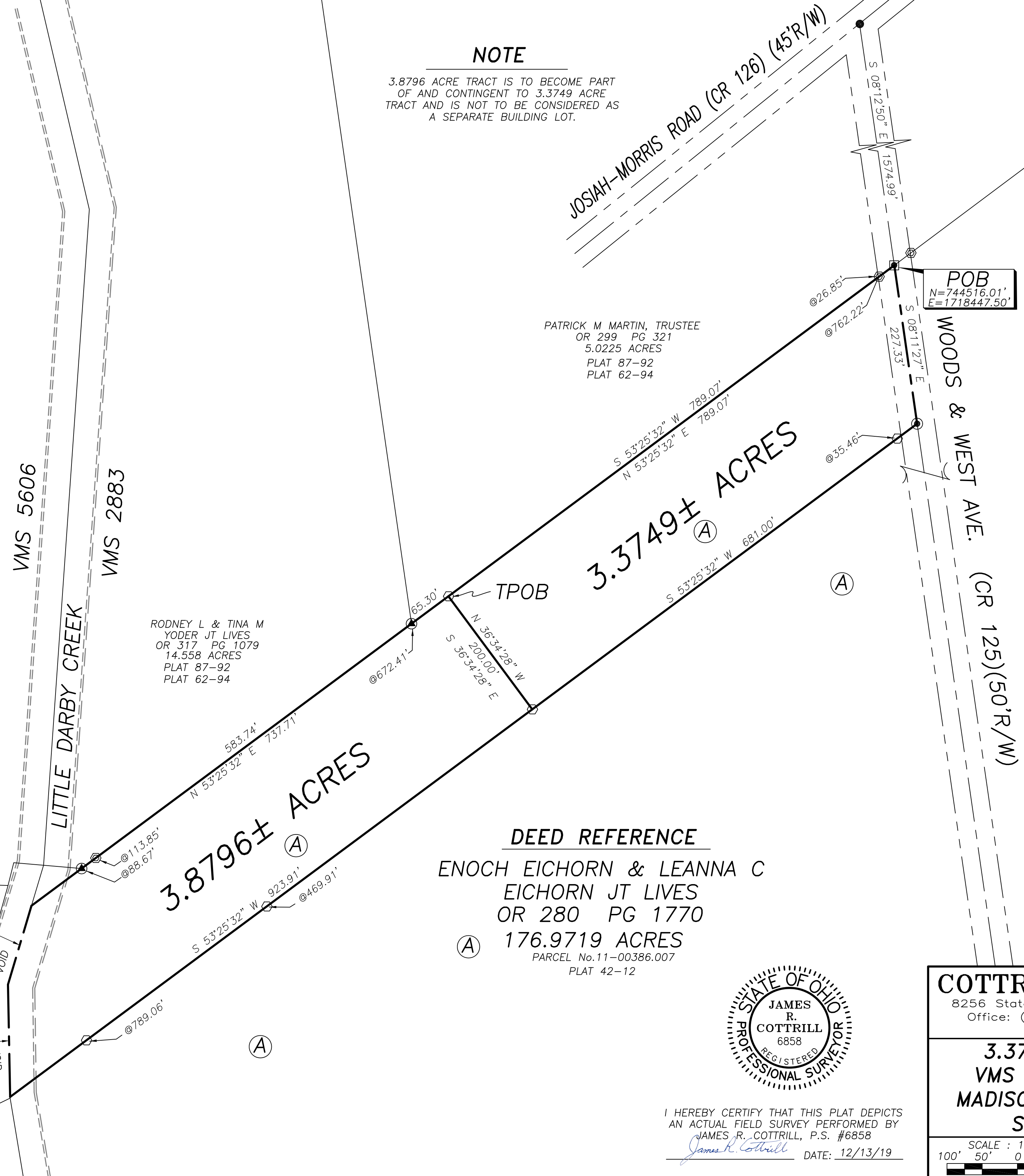
**3.3749± & 3.8796± ACRES,  
VMS 2883, MONROE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR EICHORN**

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

JOB No. S191105	CREW: MW
SURVEYED 12/2019	DWN BY: NC
DRAWN 12/2019	CHECK: JRC

**LEGEND**

- ▲ 12" Ø WOOD FENCE POST (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "R.E.T. 6552" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



# COTTRILL SURVEYING, INC

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

## 3.3749 Acre Tract Surveyed for Eichorn

The following described 3.3749 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being part of a 176.9719 acre tract (Parcel 11-00386.007) conveyed to Enoch Eichorn and Leanna C Eichorn, Joint Lives by Official Record 280 page 1770, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Woods and West Avenue (County Road 125, 50 feet right-of-way) at the Southeast corner of a 5.0225 acre tract conveyed to Patrick M Martin, Trustee by Official Record 299 page 321 and in the Northwest line of said 176.9719 acre tract, said mag nail bears South 08° 12' 50" East a distance of 1574.99 feet from an iron pin found at the centerline intersection of Woods and West Avenue and Josiah-Morris Road (County Road 126, 45 feet right-of-way);

Thence, across said 176.9719 acre tract with the centerline of Woods and West Avenue, **South 08° 11' 27" East** a distance of **227.33 feet** to a mag nail set;

Thence, across said 176.9719 acre tract with the following two new courses:

- 1) **South 53° 25' 32" West**, passing an iron pin and cap set at 35.46 feet, a total distance of **681.00 feet** to an iron pin and cap set;
- 2) **North 36° 34' 28" West** a distance of **200.00 feet** to an iron pin and cap set in the Southeast line of said Martin's 5.0225 acre tract;

Thence, with the Southeast line of said 5.0225 acre tract, **North 53° 25' 32" East**, passing an iron pin and cap previously set at 762.22 feet, a total distance of **789.07 feet** returning to the **Point of Beginning**, containing **3.3749 Acres** more or less.

Bearings are based on a GPS observation on June 4, 2012, WGS 1984 Geodetic North.

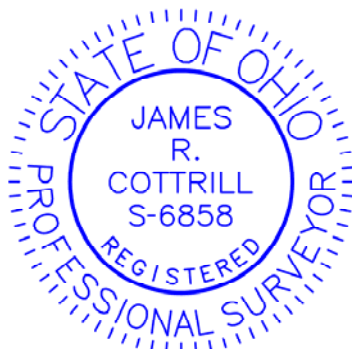
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 December 11, 2019 by James R. Cottrill, PS registration #6858. (Job #S191105-3-3749)

*James R. Cottrill*

James R. Cottrill, PS



# COTTRILL SURVEYING, INC

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

## **3.8796 Acre Tract** *Surveyed for Eichorn*

The following described 3.8796 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being part of a 176.9719 acre tract (Parcel 11-00386.007) conveyed to Enoch Eichorn and Leanna C Eichorn, Joint Lives by Official Record 280 page 1770, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of Woods and West Avenue (County Road 125, 50 feet right-of-way) at the Southeast corner of a 5.0225 acre tract conveyed to Patrick M Martin, Trustee by Official Record 299 page 321 and in the Northwest line of said 176.9719 acre tract, said mag nail bears South 08° 12' 50" East a distance of 1574.99 feet from an iron pin found at the centerline intersection of Woods and West Avenue and Josiah-Morris Road (County Road 126, 45 feet right-of-way);

Thence, with the line between said 5.0225 acre and 176.9719 acre tracts, South 53° 25' 32" West, passing an iron pin and cap previously set at 26.85 feet, a total distance of 789.07 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 176.9719 acre tract with the following two new courses:

- 1) **South 36° 34' 28" East** a distance of **200.00 feet** to an iron pin and cap set;
- 2) **South 53° 25' 32" West**, passing an iron pin and caps set at 469.91 feet and 789.06 feet, a total distance of **923.91 feet** to the centerline of Little Darby Creek and being the West line of said 176.9719 acre tract and the line between VMS 2883 and 5606;

Thence, with the West line of said 176.9719 acre tract, the centerline of Little Darby Creek and between said VMS line the following two courses:

- 1) **North 01° 05' 04" West** a distance of **159.62 feet** to a point;
- 2) **North 16° 36' 06" East** a distance of **116.85 feet** to a point;

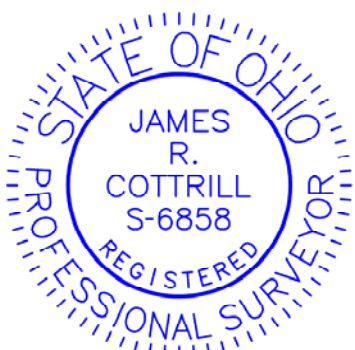
Thence, with the Northwest line of said 176.9719 acre tract, **North 53° 25' 32" East**, passing a 12 inch wood fence post found at the corner to a 14.558 acre tract conveyed to Rodney L and Tina M Yoder, Joint Lives by Official Record 317 page 1079 at 88.67 feet, passing an iron pin and cap previously set at 113.85 feet, passing a 12 inch wood fence post found at the South corner of said Martin's 5.0225 acre tract at 672.41 feet, a total distance of **737.71 feet** returning to the **True Point of Beginning**, containing **3.8796 Acres** more or less.

Bearings are based on a GPS observation on June 4, 2012, 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 December 11, 2019 by James R. Cottrill, PS registration #6858. (Job #S191105-3-3749)



  
James R. Cottrill, PS