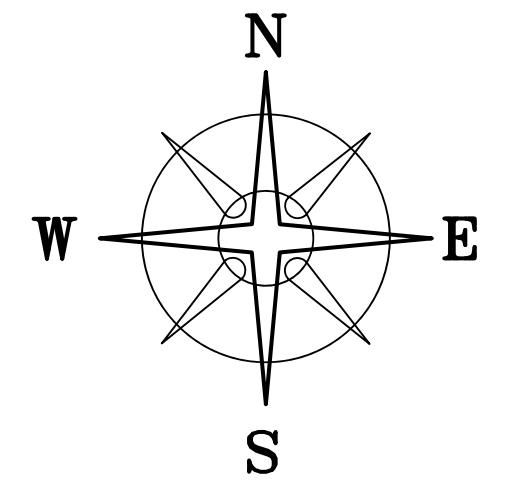


DEED REFERENCE

JEFFREY D & VIRGINIA S
JOHNSON, JT LIVES
OR 354 PG 2116
① 1.611 ACRES
PARCEL No. 29-00764.000
PLAT 75-19
PRIOR RECORD:
FRIENDS OF MADISON COUNTY PARKS
AND TRAILS, NOT-FOR-PROFIT
OR 348 PG 659
1.84 ACRES

PLAT REFERENCE

TOM WOOD COLONY
SUBDIVISION
AS RECORDED IN
PB 1 PG 248
SUBDIVISION OF LOT 57
OF TOM WOOD COLONY SUBDIVISION
AS RECORDED IN
PB 1 PG 298



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/26/15
WGS 1984 GEODETIC NORTH.

STATE OF OHIO ROAD (40' WIDE)

TODD D & TAMARA WHITE
OR 116 PG 2598

TOM WOOD COLONY
SUBDIVISION

1.588± CALCULATED ACRES IN ORIGINAL LOT 57
1.568± ACRES IN OUR ADJUSTED LOT 57

BRENDA S. PEOPLES
OR 244 PG 1751

ROBERT T BATES &
STEVEN W PONTIUS, JT LIVES
DB 291 PG 908
LOTS 55 & 56
(SEE NOTE AND DEED)
PLAT UN-8A
0.337 ACRES

ROBERT T BATES &
STEVEN W PONTIUS, JT LIVES
DB 291 PG 908

TOM WOOD COLONY
SUBDIVISION

POB
N=682,192.77
E=1,721,212.37

VMS 3844
VMS 7976

N 16°31'05" W
26.78'
N 48°09'11" W
45.14'

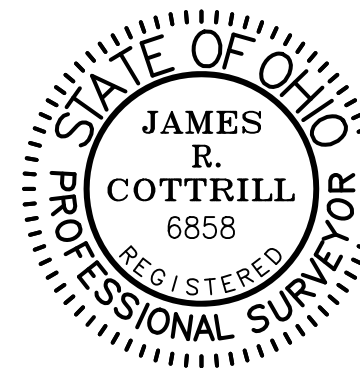
SPRING VALLEY ROAD (CR 71, R/W VARIES)

ELLIOTT'S LINE BY MONUMENTS FOUND

DEED LINES AS ESTABLISHED
BY ELLIOTT ON PLAT 75-19
DATED 06/26/2019

① 1.6680± ACRES

STATE OF OHIO
(MADISON LAKE)
DB 140 PG 178 -180
220.96 ACRES



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

James R. Cottrill DATE: 11/27/19

NOTE

FROM DB 291 PG 908: "THE ORIGINAL SURVEY OF LOTS 54, 55, 56 AND 57 AND THE RECORDED PLAT THEREOF HAVING BEEN ERRONEOUS AS TO DISTANCES, BEARINGS AND AREA, ALL INTERESTED PARTIES AGREED, FOR FULL AND ADEQUATE CONSIDERATIONS, THAT THE DEFICIENCY IN FRONTAGE AND AREA SHOULD BE ABSORBED BY THE RECORDED OWNERS OF SAID LOTS 55 AND 56"

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

**1.6680± ACRES,
VMS 3844, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHNSON.**

SCALE : 1" = 40'
40' 20' 0 40'

JOB No. S191011	CREW: MW
SURVEYED 11/27/19	DWN BY: RC
DRAWN 11/27/19	CHECK: NC

COTTRILL SURVEYING, INC

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

1.6680 Acre Tract Surveyed for Johnson

The following described 1.6680 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 3844, being all of a 1.611 acre tract (Parcel 29-00764.000, recorded prior as a 1.84 acre tract conveyed to Friends of Madison County Parks and trails, an Ohio not-for-profit corporation by Official Record 348 page 659) conveyed to Jeffrey D and Virginia S Johnson, Joint Lives by Official Record 354 page 2116, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Spring Valley Road (County Road 71, right-of-way width varies) at the intersection of the projection of the south line of Lot 57 of Tom Would Colony Subdivision as recorded in Plat Book 1 page 248 with the centerline of Spring Valley Road and being the Northwest corner of said 1.84 acre tract, said mag nail bears North 16° 31' 05" West a distance of 26.78 feet from a mag nail found, said mag nail bears South 17° 55' 40" East a distance of 303.58 feet from the intersection of the centerline of Spring Valley Road with the southwest line of State of Ohio Road (40 feet wide);

Thence, with the south line of the projection of Lot 57 of said subdivision and the North line of said 1.84 acre tract, **South 77° 47' 54" East**, passing an iron pin and cap set at the southwest corner of said Lot 57 and being the south corner common to Tracts 5 and 6 of the Subdivision of Lot 57 of Tom Would Colony Subdivision as recorded in Plat Book 1 page 298 at 23.12 feet, passing the southwest corner of Tract 4 at 62.97 feet, passing the southwest corner of Tract 3 at 102.97 feet, passing the southwest corner of Tract 2 at 147.97 feet, passing the southwest corner of Tract 1 at 192.97 feet, passing a 1 inch diameter iron pin found at the southeast corner of Tract 1 also being the southeast corner of Lot 57, and the southwest corner of a 0.337 acre tract conveyed to Robert T Bates and Steven W Pontius, Joint Lives by Deed Book 291 page 908 (said 0.337 acre tract corrects erroneous distances, bearings and areas of Lots 54, 55, 56 and 57 of said subdivision) at 254.97 feet, a total distance of **319.97 feet** to an iron pin and cap set at the West corner of Lot 54;

Thence, with the West line of said Lot 54, **South 17° 01' 07" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found at 183.95 feet, a total distance of **184.12 feet** to the north line of a 220.96 acre tract conveyed to State of Ohio (Madison Lake) by Deed Book 140 page 178 and the southeast corner of said 1.84 acre tract;

Thence, with the North line of said 220.96 acre tract, **South 72° 26' 48" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "ODNR Div. of Eng." found at 250.24 feet, a total distance of **273.83 feet** to a mag nail set in the centerline of Spring Valley Road;

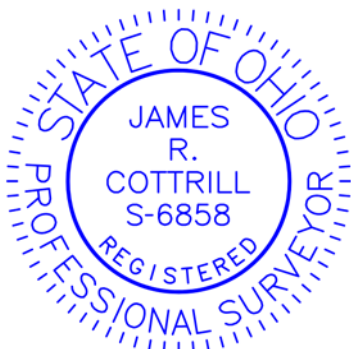
Thence, with the centerline of Spring Valley Road, **North 17° 55' 40" West** a distance of **342.92 feet** returning to the **Point of Beginning**, containing **1.6680 Acres** more or less.

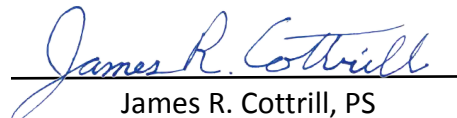
Bearings are based on a GPS observation on October 26, 2015, WGS 1984 Geodetic North.

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 November 27, 2019 by James R. Cottrill, PS registration #6858. (Job #S191011-1-6680)




James R. Cottrill, PS