

BEARINGS ARE BASED ON THE CENTERLINE
OF LILLY CHAPEL-GEORGESVILLE ROAD
(S 75°38'35"W) AS DESCRIBED IN OR 156 PG 695

OLD CONRAIL (80') LAKEVIEW GRAINS LLC OR 312 P 1429 12.2102 ACRES 22-83 & 103-90
N 87°10'33" E 1187.99'

MARK & ANDRES L TALIAFERRO
0.0095± ACRES

DEED REFERENCE

THOMAS & COLLEEN
MARTIN, JT LIVES
OR 143 PG 424
23.756 ACRES
PARCEL No. 07-00661.000
43-94 & 48-02

DEED REFERENCE

MARK & ANDREA L
TALIAFERRO, JT LIVES
OR 196 PG 1710
39.4253 ACRES
PARCEL No. 07-00012.000
TRACT ONE

NOTES

0.0094± ACRE TRACT IS TO BECOME
PART OF AND CONTINGENT TO MARTIN'S
23.756 ACRE TRACT.
0.0095± ACRE TRACT IS TO BECOME
PART OF AND CONTINGENT TO TALIAFERRO'S
39.4253 ACRE TRACT.

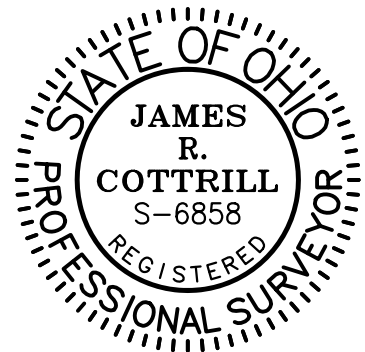
LINE	BEARING	DISTANCE
L1	N 13°37'42" W	100.02'
L2	N 13°04'37" W	38.22'
L3	N 87°10'33" E	0.95'

MAG NAIL BEARS N 77°21'42" E 5078.69'
FROM CENTERLINE INTERSECTION OF LILLY
CHAPEL-GEORGESVILLE ROAD AND WILSON
ROAD (CR103, 50' R/W)
S 70°43'00" W 691.09'

N=687606.00'
E=1741712.65'

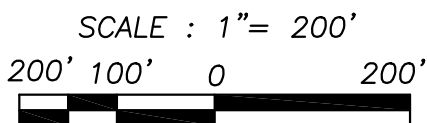
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (PREVIOUSLY SET)
 - IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (SET)



0.0094± & 0.0095± ACER TRACTS,
VMS 7813, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MARTIN/TALIAFERRO

COTTRILL SURVEYING, INC
8256 SR 207, MT. STERLING, OH 43143
www.cottrillsurveying.com
PHONE 740.869.3811



FIELD CREW: MW
DRAWN BY: RC
JOB No.: S180405
DATE DWN.: APRIL/2018

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

James R. Cottrill DATE: 8/9/18

COTTRILL SURVEYING, INC

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

0.0094 Acre Tract *Surveyed for Thomas Martin*

The following described 0.0094 acre tract is situated in the State of Ohio,, Fairfield Township, VMS 7813, being part of a 39.4253 acre tract (Parcel #07-00012.000) conveyed to Mark and Andrea L Taliaferro, Joint Lives by Official Record 196 page 1710, and being more particularly described as follows:

Beginning at a mag nail set previously in the centerline of Lilly Chapel-Georgesville Road (County Road 102, 45 feet right-of-way) at the southeast corner of said 39.4253 acre tract also the southwest corner of a 23.756 acre tract conveyed to Thomas and Colleen Martin, Joint Lives by Official Record 143 page 424;

Thence, across said 39.4253 acre tract the following 3 new courses:

- 1) **North 14° 11' 04" West**, passing an iron pin and cap set at 27.51 feet, a total distance of **456.27 feet** to an iron pin and cap set
- 2) **North 13° 37' 42" West** a distance of **100.02 feet** to an iron pin and cap set
- 3) **North 13° 04' 37" West** a distance of **38.22 feet** to an iron pin and cap set in the West line of said 23.756 acre tract;

Thence, with the west line of said 23.756 acre tract, **South 14° 01' 11" East**, passing an iron pin and cap previously set at 571.92 feet, a total distance of **594.50 feet** returning to the point of beginning containing **0.0094 Acres** more or less.

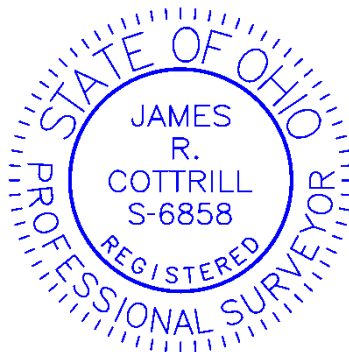
Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South 75° 38' 35" West) as described in Official Record 156 page 695.

The hereinabove described 0.0094 acre tract is to become part of and contingent to Martin's 23.756 acre tract.

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 August, 2018 by James R. Cottrill, PS registration #6858. (Job #S180405-0-0094AC)



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

0.0095 Acre Tract Surveyed for Mark Taliaferro

The following described 0.0095 acre tract is situated in the State of Ohio,, Fairfield Township, VMS 7813, being part of a 23.756 acre tract (Parcel #07-00661.000) conveyed to Thomas and Colleen Martin, Joint Lives by Official Record 143 page 424, and being more particularly described as follows:

Commencing at a mag nail set previously in the centerline of Lilly Chapel-Georgesville Road (County Road 102, 45 feet right-of-way) at the southwest corner of said 23.756 acre tract also the southeast corner of a 39.4253 acre tract (Parcel #07-00012.000) conveyed to Mark and Andrea L Taliaferro, Joint Lives by Official Record 196 page 1710;

Thence, with the line between said 23.756 and 39.4253 acre tracts, North 14° 01' 11" West, passing an iron pin and cap previously set at 22.58 feet, a total distance of 594.50 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing with the line between said 23.756 and said 39.4253 acre tracts, **North 03° 50' 22" West** a distance of **868.85 feet** to an iron pin and cap previously set in the South line of a 12.2102 acre tract conveyed to Lakeview Grains, LLC by Official Record 312 page 1429 (old Conrail railroad);

Thence, with the south line of said 12.2102 acre tract, **North 87° 10' 33" East** a distance of **0.95 feet** to an iron pin and cap set;

Thence, with a new line across said 23.756 acre tract, **South 03° 46' 36" East** a distance of **868.83 feet** returning to **The True Point of Beginning** containing **0.0095 Acres** more or less.

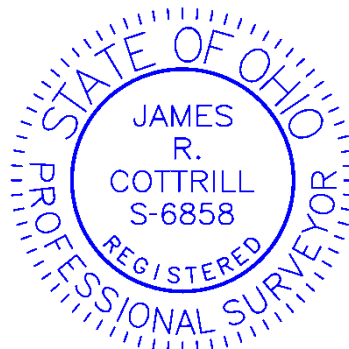
Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South 75° 38' 35" West) as described in Official Record 156 page 695.

The hereinabove described 0.0095 acre tract is to become part of and contingent to Taliaferro's 39.4253 acre tract.

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 August, 2018 by James R. Cottrill, PS registration #6858. (Job #S180405-0-0095AC)




James R. Cottrill, PS