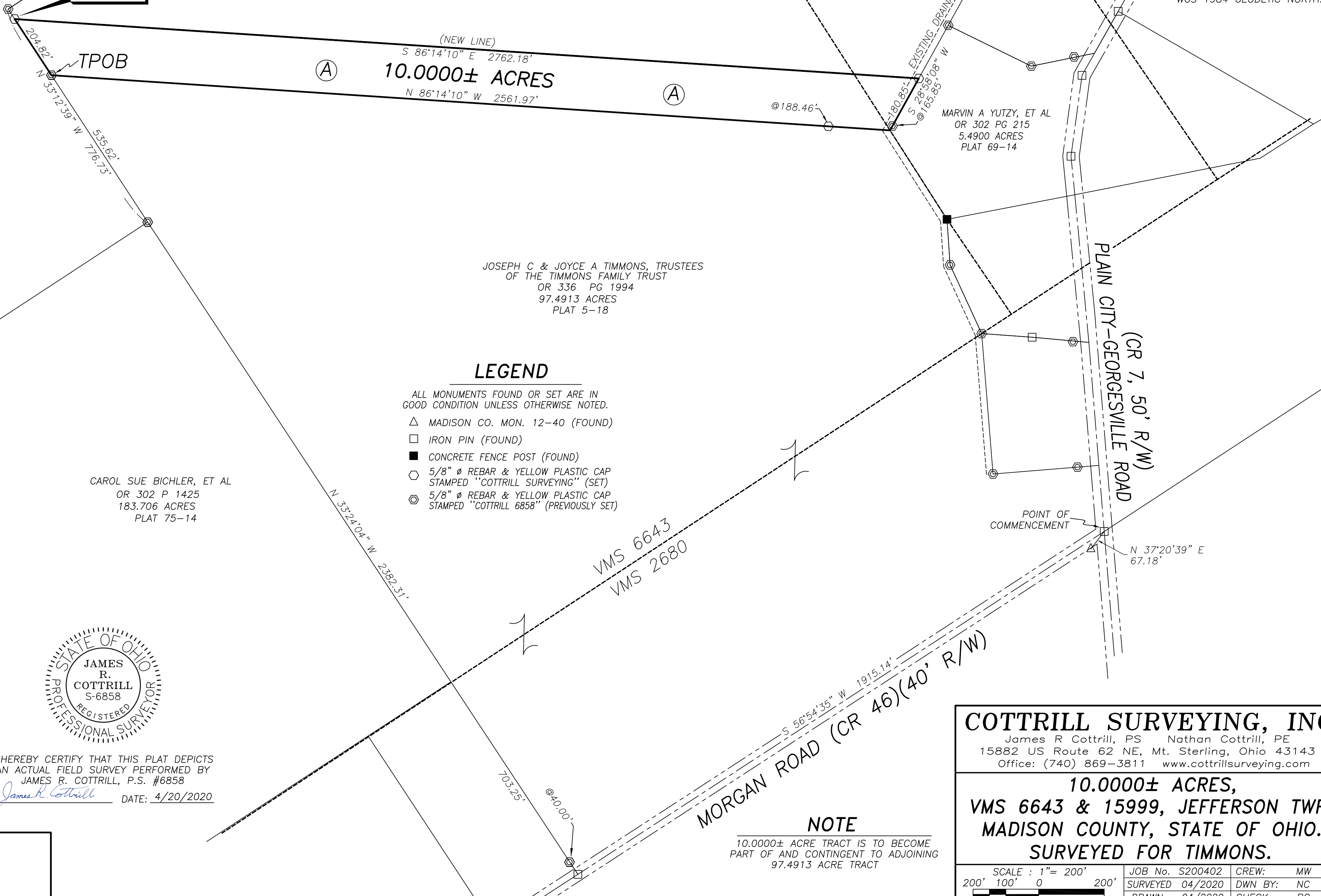
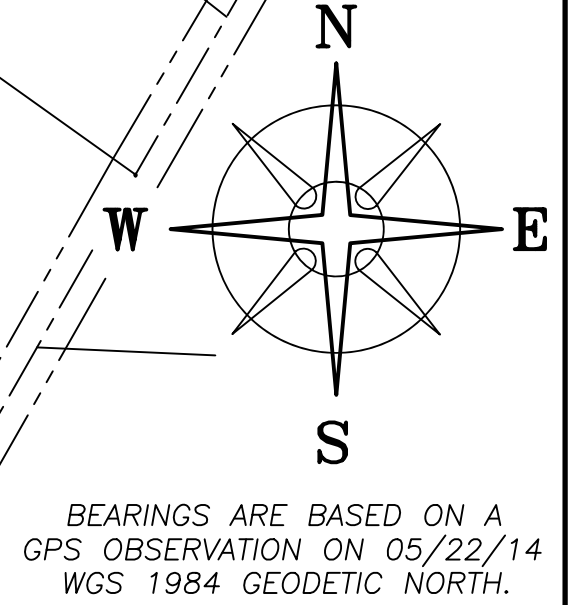


MARVIN A YUTZY, ET AL  
OR 266 P 2221  
249.4669 ACRES  
PLAT 1-01

**DEED REFERENCE**  
**MICHAEL B TIMMONS**  
**OR 336 PG 2005**  
**97.4913 ACRES**  
PARCEL No. 08-01020.000  
78.2832 ACRES IN JEFFERSON TWP  
PLAT 5-18

N:730283.07'  
E:1751146.86'



TPOB

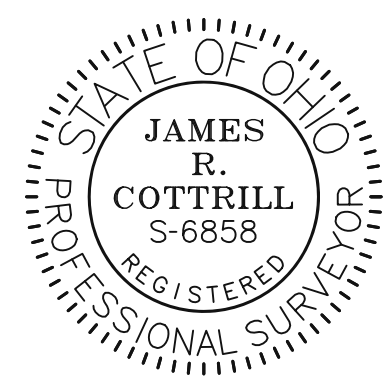
(NEW LINE)  
S 86°14'10" E 2762.18'  
**10.0000± ACRES**  
N 86°14'10" W 2561.97'

JOSEPH C & JOYCE A TIMMONS, TRUSTEES  
OF THE TIMMONS FAMILY TRUST  
OR 336 PG 1994  
97.4913 ACRES  
PLAT 5-18

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ MADISON CO. MON. 12-40 (FOUND)
  - IRON PIN (FOUND)
  - CONCRETE FENCE POST (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

CAROL SUE BICHLER, ET AL  
OR 302 P 1425  
183.706 ACRES  
PLAT 75-14



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 4/20/2020

**NOTE**  
10.0000± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 97.4913 ACRE TRACT

**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

**10.0000± ACRES,**  
**VMS 6643 & 15999, JEFFERSON TWP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR TIMMONS.**

SCALE : 1" = 200'	JOB No. S200402	CREW: MW
200' 100' 0 200'	SURVEYED 04/2020	DWN BY: NC
	DRAWN 04/2020	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 10.0000 Acre Tract Surveyed for Timmons

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6643 and 15999, being part of a 97.4913 acre tract (Parcel 08-01020.000, 78.2832 acres in Jefferson Township) conveyed to Michael B Timmons by Official Record 336 page 2005, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) and Morgan Road (County Road 46, 40 feet right-of-way) being the Southeast corner of a 97.4913 acre tract conveyed to Joseph C and Joyce A Timmons, Trustees of the Timmons Family Trust by Official Record 336 page 1994;

Thence, with the centerline of Morgan Road, South 56° 54' 35" West a distance of 1915.14 feet to an iron pin found at the South corner of said Joseph Timmons' 97.4913 acre tract;

Thence, with the Southwest line of said Joseph Timmons' 97.4913 acre tract, North 33° 24' 04" West, passing iron pin and cap previously set at 40.00 feet, a total distance of 2382.31 feet to an iron pin and cap previously set at a corner to a 249.4669 acre tract conveyed to Marvin A Yutzy, et al. by Official Record 266 page 2221;

Thence, with the line between said Joseph Timmons' 97.4913 acre tract and said 249.4669 acre tract, North 33° 12' 39" West a distance of 535.62 feet to an iron pin and cap previously set at the Southwest corner of said Michael B Timmons' 97.4913 acre tract and being the **True Point of Beginning**;

Thence, continuing with the line between said Michael B Timmons' 97.4913 acre tract and said 249.4669 acre tract, **North 33° 12' 39" West** a distance of **204.82 feet** to an iron pin and cap set;

Thence, with a new new line across said Michael B Timmons' 97.4913 acre tract, **South 86° 14' 10" East** a distance of **2762.18 feet** to an iron pin and cap set in the Northwest line of a 5.4900 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 302 page 215;

Thence, with the Northwest line of said 5.4900 acre tract, **South 28° 58' 08" West**, passing an iron pin and cap previously set at 165.85 feet, a total distance of **180.85 feet** to the Northeast corner of said Joseph Timmons' 97.4913 acre tract and in the line between VMS 15999 and 6643;

Thence, with the line between said 97.4913 acre tracts, **North 86° 14' 10" West**, passing an iron pin and cap set 188.46 feet, a total distance of **2561.97 feet** returning to the **True Point of Beginning**, containing **10.0000 Acres** more or less.

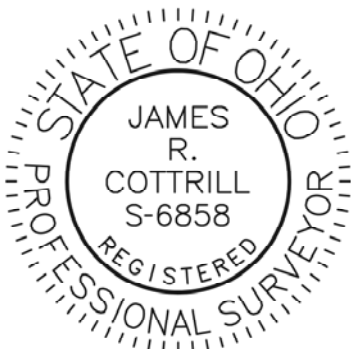
Bearings are based on a GPS observation on May 22, 2014, WGS 1984 Geodetic North.

The hereinabove described 10.0000 acre tract is to become part of and contingent to said Joseph Timmons' 97.4913 acre tract as recorded in Official Record 336 page 1994.

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 April 17, 2020 by James R. Cottrill, PS registration #6858. (Job #S200402-10.0000)



  
James R. Cottrill, PS #6858