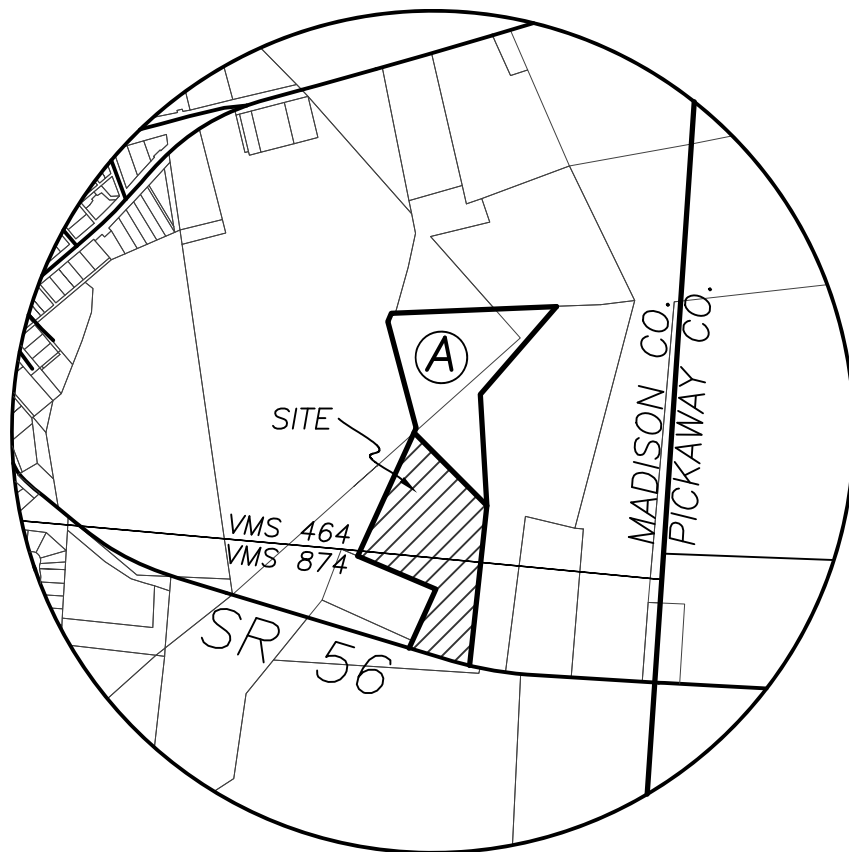
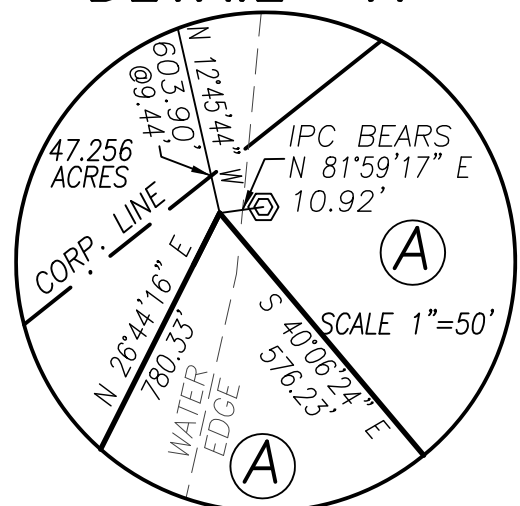


LOCATION MAP

NOT TO SCALE



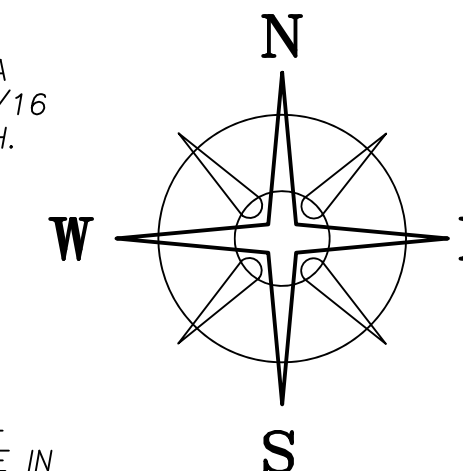
DETAIL "A"



NOTES

THE REMAINING 10.4200± ACRES IS TO BECOME PART OF AND CONTINGENT TO BRICKER'S 19.7060 ACRE TRACT.

BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/05/16 WGS 1984 GEODETIC NORTH.



LEGEND

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

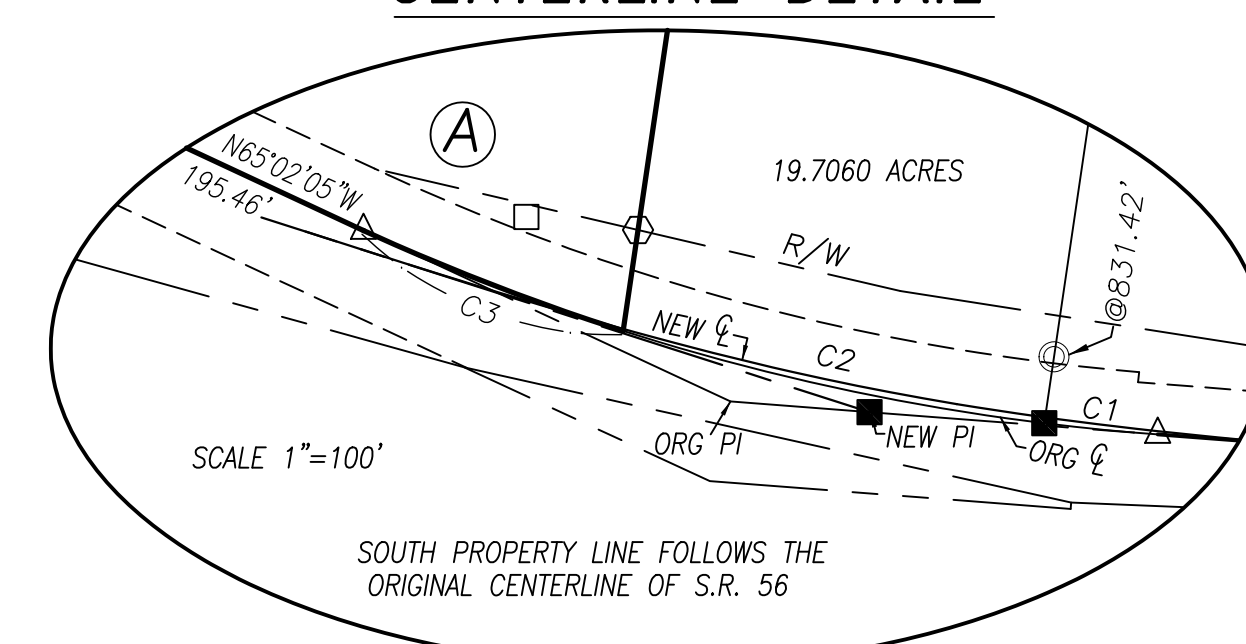
- ▣ MONUMENT BOX (FOUND)
- △ PC OR PT OF CENTERLINE CURVE
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊗ 1/2" ∅ CONDUIT (FOUND)
- ⊙ 3/4" ∅ IRON PIPE/CONDUIT (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- IRON PIN (FOUND)
- ⊛ 1" ∅ IRON PIN (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

DEED REFERENCE

DAVID B II & ALLYN W SACHS, JT LIVES OR 335 PG 537 21.5076 ACRES

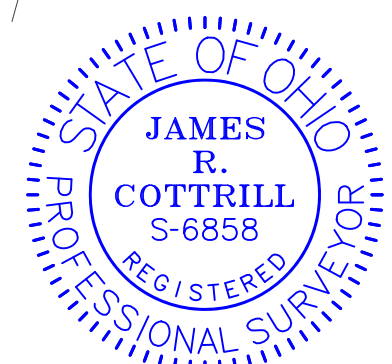
15.5061 ACRES - PARCEL No. 17-00047.000 (PLEASANT TWP)
6.0015 ACRES - PARCEL No. 18-00926.000 (MT. STERLING)

CENTERLINE DETAIL



SOUTH PROPERTY LINE FOLLOWS THE ORIGINAL CENTERLINE OF S.R. 56

N=625883.91'
E=1754851.03'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/16/20

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1146.00'	44.64'	44.63'	N 84°04'33" W	2°13'54"
C2	1146.00'	213.17'	212.86'	N 77°37'53" W	10°39'27"
C3	1146.00'	137.52'	137.43'	N 68°51'54" W	6°52'31"
C1+C2	1146.00'	257.81'	257.26'	N 78°44'50" W	12°53'21"

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

**11.0876± ACRES,
VMS 464 & 874, PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVID SACHS**

SCALE : 1" = 200'
200' 100' 200'
JOB No. S200608 CREW: MW,NC
SURVEYED 06/2020 DWN BY: NC
DRAWN 06/2020 CHECK: RC

COTTRILL SURVEYING, INC

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

11.0876 Acre Tract Surveyed for David Sachs

The following described 11.0876 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464 and 874, being part of a 21.5076 acre tract (Pleasant Township Parcel 17-00047.000, 15.5061 acres and Mt. Sterling Parcel 18-00926.000, 6.0015 acres) conveyed to David B II and Allyn W Sachs, Joint Lives by Official Record 335 page 537, and being more particularly described as follows:

Commencing at a monument box found at the intersection of the centerline State Route 56 (right-of-way width varies) with the Madison/Pickaway County line;

Thence, with the centerline of State Route 56, North 85° 35' 36" West, leaving the new centerline at 612.08 feet and continuing with the old centerline a total distance of 775.05 feet;

Thence, continuing with the original centerline of State Route 56, with a curve to the right, radius of 1146.00 feet, arc length of 257.81 feet, chord bears North 78° 44' 50" West a distance of 257.26 feet to a point at the Southwest corner of an 19.7060 acre tract conveyed to Charles K Bricker, Trustee by Official Record 335 page 534 and the Southeast corner of said 21.5076 acre tract and being the **True Point of Beginning**;

Thence, continuing with the original centerline of State Route 56 with the following two courses:

- 1) with a curve to the right, radius of 1146.00 feet, arc length of 137.52 feet, chord bears **North 68° 51' 54" West** a distance of **137.43 feet** to a point;
- 2) **North 65° 02' 05" West** a distance of **195.46 feet** to a 3/4-inch diameter iron pipe found at the Southeast corner of a 3.534 acre tract conveyed to Kelly Sparks by Official Record 353 page 2180;

Thence, around said 3.534 acre tract with the following two courses:

- 1) **North 25° 31' 00" East**, passing a 3/4-inch T-Bar found left of line 0.28 feet at 36.73 feet, a total distance of **313.19 feet** to a 3/4-inch T-Bar found;
- 2) **North 65° 47' 47" West**, passing the northwest corner of said 3.534 acre tract at 451.89 feet, a total distance of **465.33 feet** to an iron pin and cap previously set in the east line of a 47.256 acre tract (previously owned by Chenoweth) conveyed to Fred T Brown by Deed Book 284 page 192;

Thence, with the east line of said 47.256 acre tract, **North 26° 44' 16" East** a distance of **780.33 feet** to a point in Deer Creek, from said point an iron pin and cap set bears North 81° 59' 17" East a distance of 10.92 feet;

Thence, with a new line across said 21.5076 acre tract, **South 40° 06' 24" East**, passing an iron pin and cap set at 250.00 feet, a total distance of **576.23 feet** to an iron pin and cap previously set at a corner to said Bricker's 19.7060 acre tract;

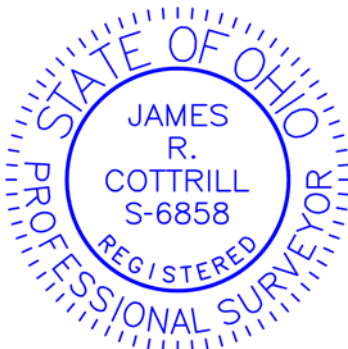
Thence, with the West line of said 19.7060 acre tract, **South 08° 24' 37" West**, passing an iron pin and cap previously set at 820.65 feet, a total distance of **871.00 feet** returning to the **True Point of Beginning** containing **11.0876 acres** more or less, all of which comes from Parcel 17-00047.000 (Pleasant Township).

Bearings are based on a GPS observation on December 5, 2016, 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 previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed June 11, 2020 by James R. Cottrill, PS registration #6858. (Job #S200608-11.0876)




James R. Cottrill, PS #6858