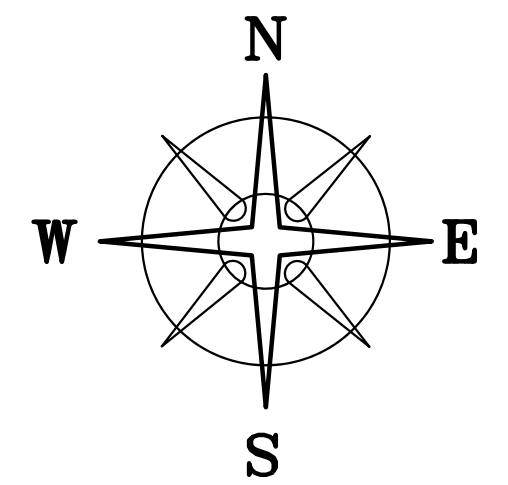
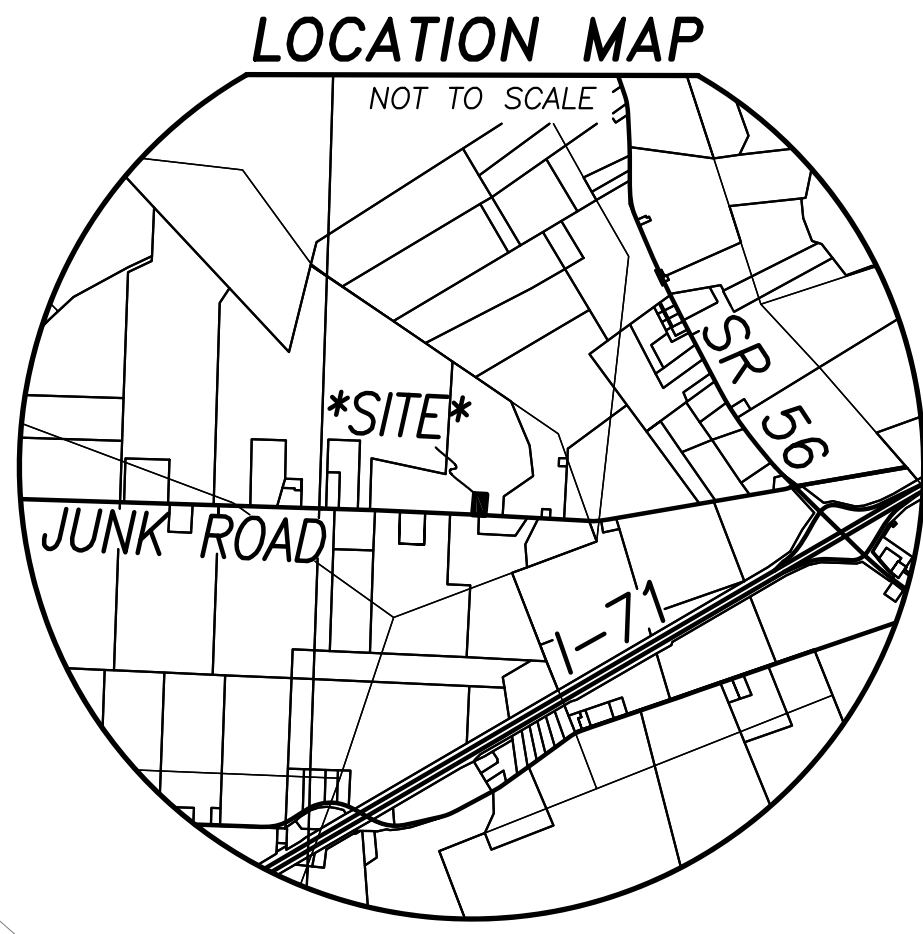
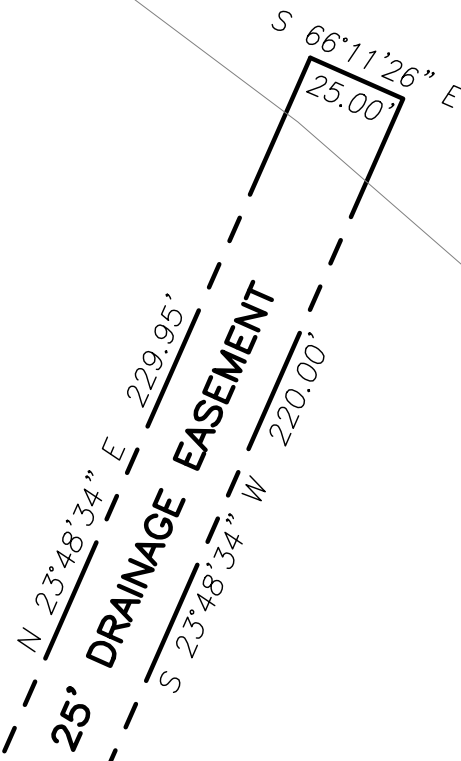


BRADFORD CREEK



BEARINGS ARE BASED ON A GPS OBSERVATION ON 9/29/15 WGS 1984 GEODETIC NORTH.



DEED REFERENCE
 MARY LOU WEBBER
 DEED BOOK 298 PAGE 269
 (A) 80 ACRES
 PARCEL ONE
 17-00257.000

1.5918± ACRES
 1.5000± ACRES (NET ACRES)

RONALD G & JOYCE A ADAMS
 OR 111 PG 844
 88.357 ACRES
 PART OF:
 SCIOTO FARM UNIT UNITS 36 & 37
 PLAT "SFARMS"

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ MADISON COUNTY SURVEY MONUMENT 02-021 (FOUND)
 - ⊛ 2-1/2" Ø IRON PIPE & PUNCHED CAP SCIOTO FARM UNIT MONUMENT (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - ⊞ MAG NAIL (SET)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 685" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
 James R. Cottrill DATE: 09/09/2016

N=641567.01'
 E=1737065.22'

SOUTH OF Q APPROX. 16'
 N 88°31'44" W 2499.80'

Q OF PAVEMENT
 N 87°53'23" W 200.00'

N 87°53'23" W 293.02'

POINT OF COMMENCEMENT

0.9 MI. TO SR 56

JUNK ROAD (CR-21) (40' R/W)

TPOB

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3847
 www.cottrillsurveying.com

**1.5918± ACRES, VMS 6498,
 PLEASANT TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR MARY LOU WEBBER**

SCALE : 1" = 50'	DATES	JOB No. S160803
50' 25' 0 50'	DRAWN 09/2016	CREW: MW
	REVISED	DWN BY: MW,NC

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

1.5918 Acre Tract *Surveyed for Mary Lou Webber*

The following described 1.5918 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 6498, and being part of an 80 acre tract (17-00257.000) conveyed to Mary Lou Webber by Deed Book 298 page 269, and being more particularly described as follows:

Commencing at a railroad spike found at the south corner common to an 88.357 acre tract (part of Scioto Farms "Unit 36 & 37) conveyed to Ronald G and Joyce A Adams by Official Record 111 page 844 and said 80 acre tract, said railroad spike being 0.9 miles west of the centerline intersection of Junk Road and State Route 56;

Thence, with the centerline of Junk Road, North 87° 53' 23" West a distance of 293.02 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of Junk Road, **North 87° 53' 23" West** a distance of **200.00 feet** to a mag nail set, from said Mag nail a Madison County Survey Monument "02-021" bears North 88° 31' 44" West a distance of 2499.80 feet;

Thence, across said 80 acre tract with the following three new courses:

- 1) **North 04° 30' 36" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **347.00 feet** to an iron pin and cap set;
- 2) **South 87° 53' 23" East** a distance of **200.00 feet** to an iron pin and cap set;
- 3) **South 04° 30' 36" West**, passing an iron pin and cap set at 313.38 feet, a total distance of **347.00 feet** returning to the True Point of Beginning, containing **1.5918 Acres** more or less.

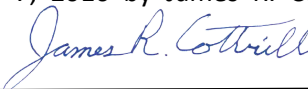
Bearings are based on a GPS observation on September 29, 2015, WGS 1984 Geodetic North.

The above described 1.5918 acre tract benefits from a 25 foot wide drainage easement described separately.

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 L.L.C. 6858."

This description is based on a field survey performed September 7, 2016 by James R. Cottrill, PS registration #6858. (Job #S160803-1-5918AC)



James R. Cottrill, PS

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

Drainage Easement Surveyed for Mary Lou Webber

The following described 25 feet wide drainage easement is situated in the State of Ohio, Madison County, Pleasant Township, VMS 6498, and being part of an 80 acre tract (17-00257.000) conveyed to Mary Lou Webber by Deed Book 298 page 269, benefiting a 1.5918 acre tract surveyed by this surveyor and recorded in Official Record _____ page _____, and being more particularly described as follows:

Commencing at a railroad spike found at the south corner common to an 88.357 acre tract (part of Scioto Farms "Unit 36 & 37) conveyed to Ronald G and Joyce A Adams by Official Record 111 page 844 and said 80 acre tract, said railroad spike being 0.9 miles from the intersection of Junk Road and State Route 56;

Thence, with the centerline of Junk Road, North 87° 53' 23" West a distance of 293.02 feet to a mag nail set;

Thence, with the East line of said 1.5918 acre tract, North 04° 30' 36" East a distance of 347.00 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, with the North line of said 1.5918 acre tract, **North 87° 53' 23" West** a distance of **26.91 feet** to a point;

Thence, across said 80 acre tract with the following three courses:

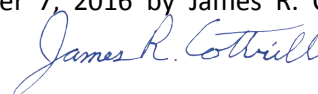
- 1) **North 23° 48' 34" East** a distance of **229.95 feet** to a point;
- 2) **South 66° 11' 26" East** a distance of **25.00 feet** to a point;
- 3) **South 23° 48' 34" West** a distance of **220.00 feet** returning to the **True Point Beginning**.

Bearings are based on a GPS observation on September 29, 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 L.L.C. 6858."

This description is based on a field survey performed September 7, 2016 by James R. Cottrill, PS registration #6858. (Job #S160803-EASE)



James R. Cottrill, PS