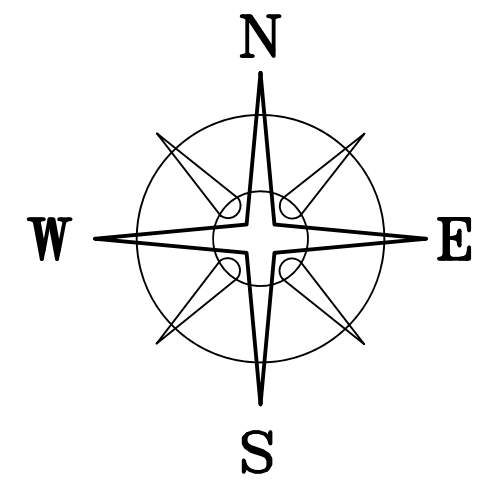
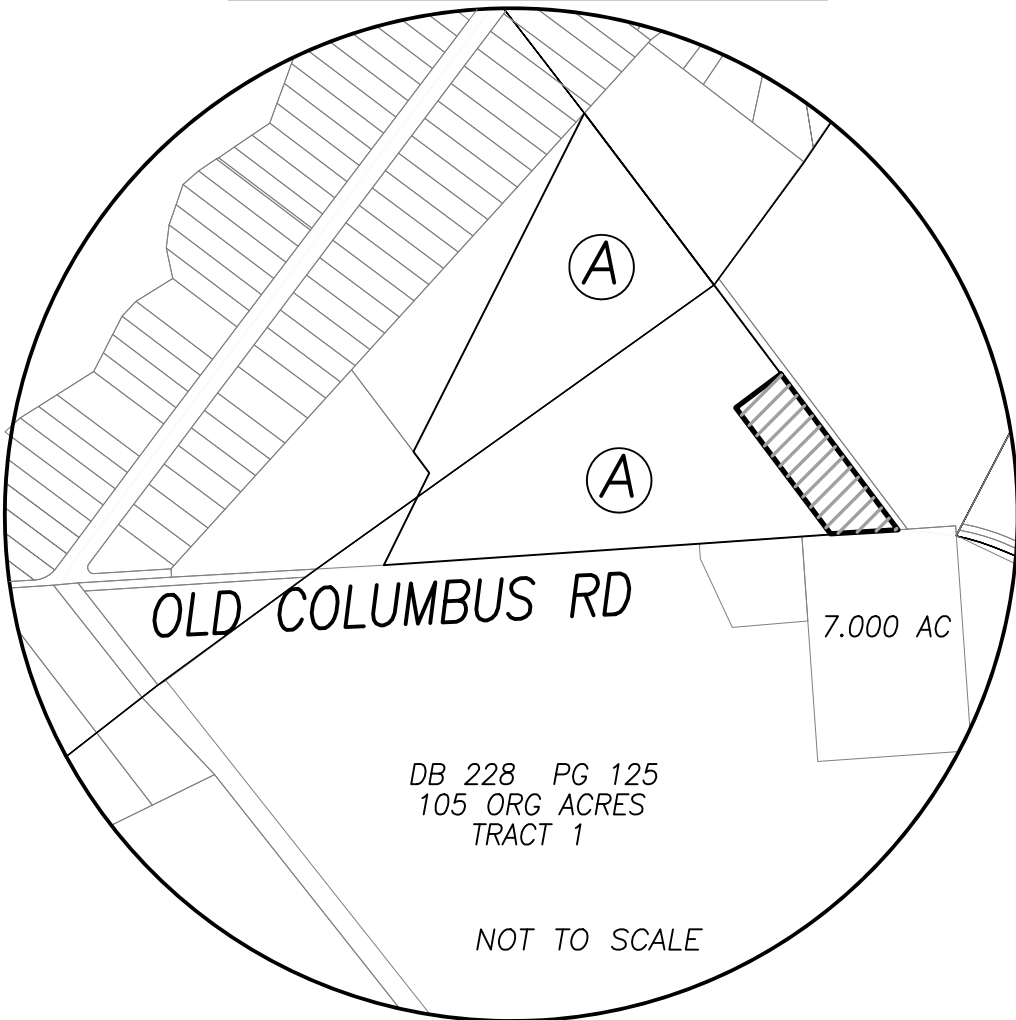


BEARINGS BASED ON THE SOUTHWESTERN LINE OF CHOCTAW LAKE SUBDIVISION (S12°37'20"E) (ALONG LOTS 517-527) AS SHOWN ON CHOCTAW LAKE SUBDIVISION PLAT CL-7, MAP #4, SHEET 2 OF 4.



LOCATION MAP



DEED REFERENCE
KEITH E & VIOLET L
ROBERTS, TRUSTEES
OR 301 PG 317
PARCEL No. 24-00805.000
24.76 ACRES
FIRST TRACT: 94.76 ORG ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 05-081 (FOUND)
 - IRON PIN (FOUND)
 - RAILROAD SPIKE (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - ⊕ 3/4" ∅ IRON PIPE & YELLOW PLASTIC CAP STAMPED "PSS 7869" (FOUND)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - ⊕ 1/2" ∅ REBAR & RED PLASTIC CAP STAMPED "RI BAKER 5539" (FOUND)
 - ⊕ 3/4" ∅ PIPE & ORANGE PLASTIC CAP STAMPED "RI BAKER 5539" (FOUND)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

NOTES

APPARENT DEED OVERLAP: THE SOUTH LINE OF ORIGINAL 94.76 ACRE TRACT AS DESCRIBED IN OR 301 PG 317 CALLS FOR THE SOUTH LINE OF OLD COLUMBUS ROAD. THE NORTH LINE OF A 105 ACRE TRACT AS DESCRIBED IN DB 228 PG 125 CALLS FOR STAKE "IN THE SPRINGFIELD AND COLUMBUS ROAD". THE NORTH LINE OF 1.542 AC & 7.000 ACRE TRACTS DESCRIBED BY RI BAKER IN PLAT 29-96 CALLS FOR AND MONUMENTED TO THE CENTERLINE OF OLD COLUMBUS ROAD. THE SOUTH LINE OF THE NEW 2.0000± ACRE TRACT SHOWN HERE IS ACROSS SAID 94.76 ORG ACRE TRACT, WITH THE CENTERLINE OF OLD COLUMBUS AND ALONG THE NORTH LINE OF SAID 7.000 ACRE TRACT.

EAST CHOCTAW DRIVE
(60' WIDE)

VMS 3725
VMS 8352

OLD COLUMBUS ROAD (CR 109, 50'R/W)

TPOB
N=711413.37'
E=1693332.76'

POINT OF COMMENCEMENT N 87°23'13" E 761.55'

N 87°18'34" E 1736.80'

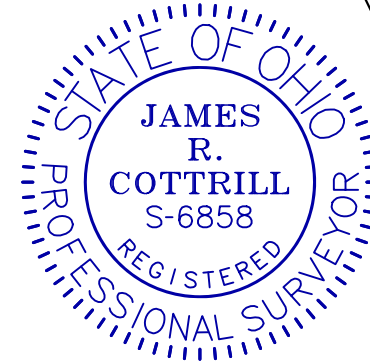
DEED LINE FOR 94.76 ORG. ACRE TRACT

S 87°18'34" W 200.00'

N 36°11'45" W 29.15'

SE CORNER OF 94.76 ORG AC

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com



JOY L & KEVIN KEITH, JT LIVES
OR 355 PG 280
1.542 ACRES
24-00482.002
PLAT 29-96

HAROLD C & TRACY R ARVIN, JT LIVES
OR 97 PG 1709
7.00 ACRES
24-00482.001
PLAT 29-96

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/16/21

2.0000± ACRES,
VMS 8352, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LITERAL.

SCALE: 1" = 60'	JOB No. S211008	CREW: MW
60' 30' 0 60'	SURVEYED 11/10/21	DWN BY: NC
	DRAWN 11/11/21	CHECK: RC

COTTRILL SURVEYING, INC

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

2.0000 Acre Tract Surveyed for Litteral

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 8352, being part of a 24.76 acre tract (Parcel 24-00805.000, First Tract, 94.76 original acres) conveyed to Keith E and Violet L Roberts, Trustees by Official Record 301 page 317, and being more particularly described as follows:

Commencing at the centerline intersection of Old Columbus Road (County Road 109, 50 feet right-of-way) and East Choctaw Drive (60 feet wide);

Thence, with the centerline of Old Columbus Road with the following two courses:

- 1) North 87° 23' 13" East a distance of 761.55 feet to a mag nail found in the line between VMS 3725 and 8352;
- 2) North 87° 18' 34" East a distance of 1736.80 feet to a mag nail set in the Southwest line of a 7.09 acre tract conveyed to James K and Cheryl S Moran by Official Record 25 page 93, in the North line of a 7.00 acre tract conveyed to Harold C and Tracy R Arvin, Joint Lives by Official Record 97 page 1709, in the Northeast line of said 24.76 acre tract and being the **True Point of Beginning**, said mag nail bears North 36° 11' 45" West a distance of 29.15 feet from the Southeast corner of the original 94.76 acre tract;

Thence, with a new line across said 24.76 acre tract, with the centerline of Old Columbus Road, and the North line of said 7.00 acre tract, **South 87° 18' 34" West** a distance of **200.00 feet** to a mag nail set;

Thence, across said 24.76 acre tract with the following two new courses:

- 1) **North 36° 11' 45" West**, passing an iron pin and cap set at 50.00 feet, a total distance of **467.20 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 53° 48' 15" East** a distance of **166.77 feet** to an iron pin and cap set in the Southwest line of said Moran's 7.09 acre tract;

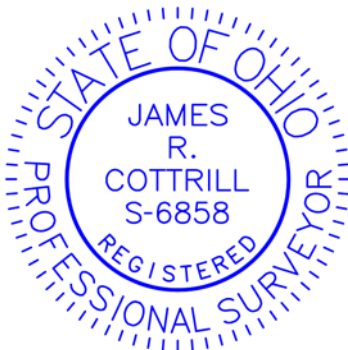
Thence, with the Southwest line of said 7.09 acre tract, **South 36° 11' 45" East**, passing an iron pin and cap set at 527.61 feet, a total distance of **577.61 feet** returning to the **True Point of Beginning**, containing **2.0000 Acres** more or less;

Bearings are based on the southwestern line of Choctaw Lake Subdivision (South 12° 37' 20" East) along Lots 517-527 as shown on Choctaw Lake Subdivision Plat CL-7, Map 4, Sheet 2 of 4.

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 10, 2021 by James R. Cottrill, PS registration #6858. (Job #S211008-2.0000)



James R. Cottrill

James R. Cottrill, PS #6858