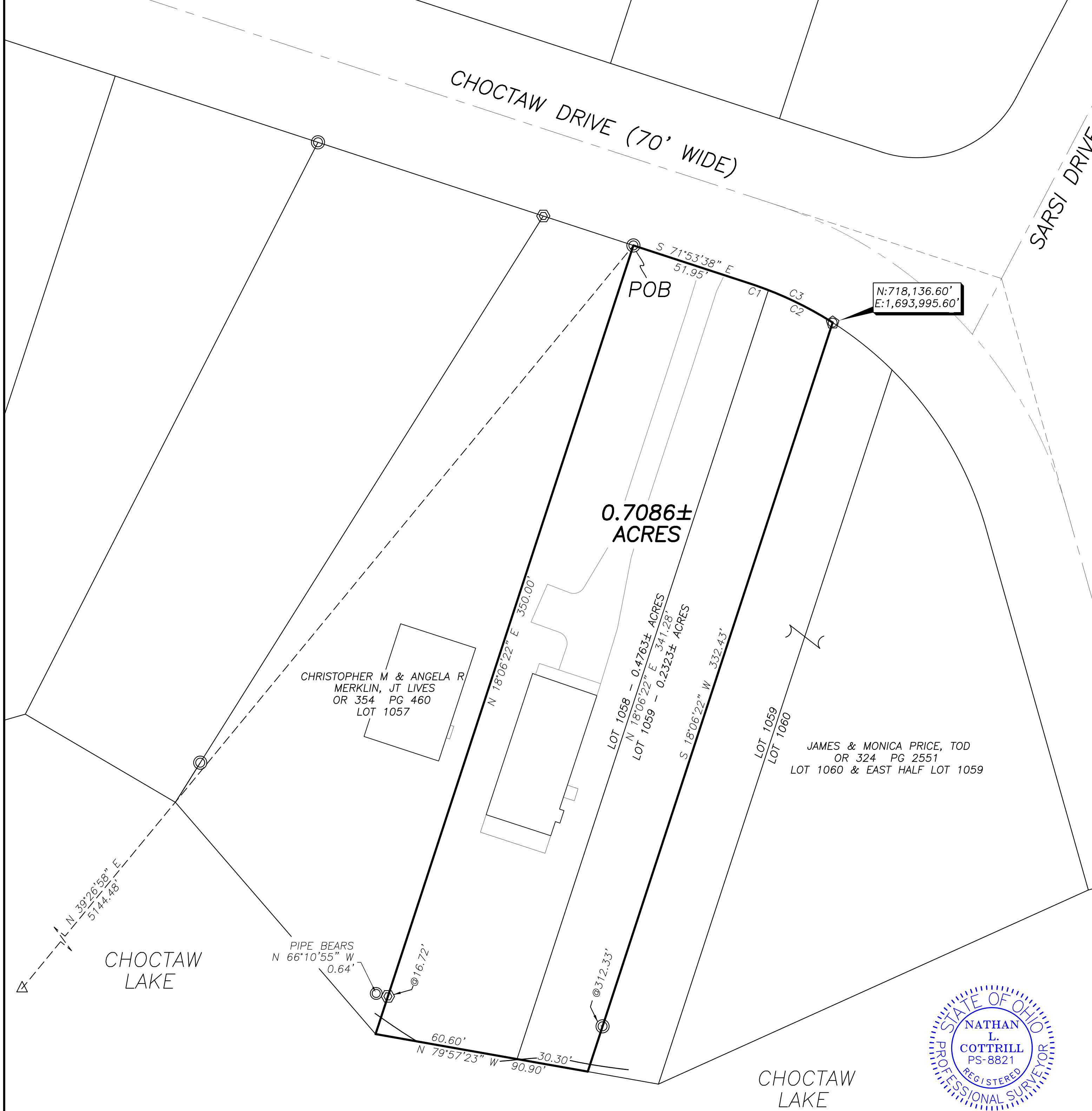


BEARINGS BASED ON THE SOUTHWESTERN LINE OF CHOCTAW LAKE SUBDIVISION (S12°37'20"E) (ALONG LOTS 517-527) AS SHOWN ON CHOCTAW LAKE SUBDIVISION PLAT CL-7, MAP #4, SHEET 2 OF 4.

DEED REFERENCE
 CHAD A & JENNIFER L WHEELER, JT LIVES OR 135 PG 918
 PARCEL No. 24-00678.000
 LOTS 1058 & 1059 EXCEPTING THE EAST HALF OF LOT 1059
 CHOCTAW LAKE SUBDIVISION
 PB 2 PG 69-73
 MAP #6 PLAT CL-12

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 05-081 (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊕ 3/4" Ø PIPE & ORANGE PLASTIC CAP STAMPED "MEYERS 6579" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)



N:718,136.60'
 E:1,693,995.60'

0.7086±
 ACRES

CHRISTOPHER M & ANGELA R MERKLIN, JT LIVES OR 354 PG 460 LOT 1057

JAMES & MONICA PRICE, TOD OR 324 PG 2551 LOT 1060 & EAST HALF LOT 1059

CHOCTAW LAKE

CHOCTAW LAKE

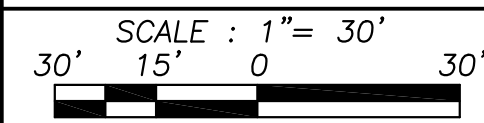
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	152.68'	8.05'	8.05'	S 70°23'01" E	3°01'14"
C2	152.68'	30.40'	30.35'	S 63°10'08" E	11°24'31"
C3	152.68'	38.45'	38.35'	S 64°40'45" E	14°25'45"



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 03/09/22

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

0.7086± ACRES,
VMS 4125, SOMERFORD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WHEELER



SCALE : 1" = 30'
 JOB No. S220113 CREW: NC,AM
 SURVEYED 03/04/22 DWN BY: NC
 DRAWN 03/07/22 CHECK: MW

COTTRILL SURVEYING, INC

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

0.7086 Acre Tract Surveyed for Wheeler

The following described 0.7086 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4125, being all of Lot 1058 and part of Lot 1059 (Parcel 24-00678.000) of Choctaw Lake Subdivision as recorded in Plat Book 2 page 69-73 and conveyed to Chad A and Jennifer L Wheeler, Joint Lives by Official Record 135 page 918, and being more particularly described as follows:

Beginning at a 3/4 inch diameter pipe found in the South line of Choctaw Drive (70 feet wide) at the Northeast corner of Lot 1057 conveyed to Christopher M and Angela R Merklin, Joint Lives by Official Record 354 page 460 and the Northwest corner of said Lot 1058, said three-quarter inch pipe bears North 39° 26' 58" East a distance of 5144.48 feet from County Monument 05-081;

Thence, with the South line of Choctaw Drive with the following two courses:

- 1) **South 71° 53' 38" East** a distance of **51.95 feet** to a point;
- 2) with a curve to the right, **radius of 152.68 feet**, passing the Northwest corner of said lot 1059 at arc length of 8.05 feet, a total **arc length of 38.45 feet**, chord bears South 64° 40' 45" East a distance of 38.35 feet to a 3/4 inch diameter pipe and orange plastic cap stamped "Meyers 6579" found at the Northwest corner of the East half of Lot 1059 as conveyed to James and Monica Price, TOD by Official Record 342 page 2551;

Thence, with the West line of said East half of Lot 1059, **South 18° 06' 22" West**, passing a 3/4 inch diameter pipe found at 312.33 feet, a total distance of **332.43 feet** to a point in Choctaw Lake;

Thence, with said Lake, **North 79° 57' 23" West**, passing the Southeast corner of said Lot 1058 at 30.30 feet, a total distance of **90.90 feet** to the Southeast corner of said Lot 1057;

Thence, with the East line of said Lot 1057, **North 18° 06' 22" East**, passing an iron pin and cap previously set at 16.72 feet, a total distance of **350.00 feet** returning to the **Point of Beginning** containing **0.7086 Acres** more or less, of which 0.4763 acres more or less is all of said Lot 1058 and 0.2323 acres more or less is part of said Lot 1059.

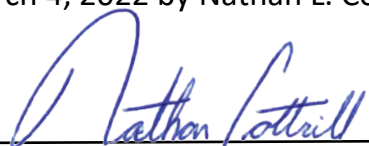
Bearings are based on the southwestern line of Choctaw Lake Subdivision (South 12° 37' 20" East) along Lots 517-527 as shown on Choctaw Lak Subdivision Plat CL-7, Map #4, Sheet 2 of 4.

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 March 4, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220113-0.7086)




Nathan L. Cottrill, PS #8821