

BEARINGS BASED ON THE NORTH LINE
OF WHITLAW'S 78.53 ACRE TRACT
(N89°E) AS DESCRIBED IN OR 118, P. 637.

DEED REFERENCE

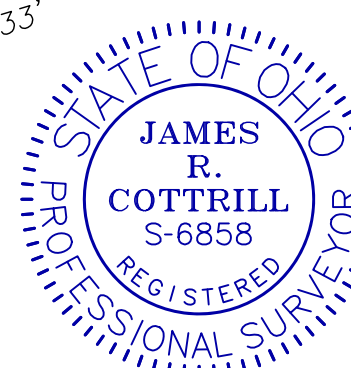
CAROLYN C GRAHAM
OR 280 PG 2087
(A) 90.4139 ACRES
 110 ORIGINAL ACRES
 PARCEL No.17-00648.000
(B) 0.777 ACRES
 PARCEL No.17-00197.000

LEGEND

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

- ▲ 5" STEEL POST IN CONCRETE (FOUND)
- MAG NAIL (FOUND)
- ⊗ LANDSCAPE NAIL (FOUND)
- ⊖ 1/2" Ø IRON ELEC. CONDUIT RUSTED (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊙ MAG NAIL (SET) OVER IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LINE	BEARING	DISTANCE
L1	N 13°11'15" E	176.80'
L2	N 31°13'24" E	178.14'
L3	N 22°43'01" E	160.98'
L4	N 05°15'22" E	138.23'
L5	N 13°19'47" W	103.91'
L6	N 45°33'07" W	114.00'
L7	N 83°48'23" W	253.44'
L8	S 75°31'47" W	185.60'
L9	N 56°10'18" W	190.41'
L10	N 38°27'57" W	267.60'
L11	N 52°53'57" W	269.14'
L12	N 70°32'59" W	313.45'
L13	N 77°53'01" W	154.14'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 12/27/21

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

86.0638± ACRES,
VMS 462, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GRAHAM

SCALE : 1" = 300'	JOB No. S211018	CREW: MW
300' 150' 0 300'	SURVEYED 12/2021	DWN BY: JRC
	DRAWN 12/2021	CHECK: NC

ANDERSON-ANTIOCH
ROAD (CR 59)(45'R/W)

KIOUSVILLE-PALESTINE ROAD
VMS 10625
VMS 462

VMS 10625
VMS 10594

VMS 10594
VMS 9437

KIOUSVILLE-PALESTINE ROAD

MORBITZER FAMILY LLC
OR 288 P 181
31.02 ACRES
17-00225.000

DANE K & KLAUDIA U
DODGE, JT LIVES
OR 55 313
20.000 ACRES
17-00160.000

POB
N=643103.12'
E=1752588.49'

LACEY RIFFLE
OR 333 P 1157
0.745 ACRES
17-00319.000

S 50°38'38" E
239.63'

RYAN E & KINDRA M ESAL TRUSTEES
OR 261 P 2476
7.625 ACRES
17-00648.003
PLAT 86-00

NOT TO SCALE
S 61°27'20" W 1.83'
N 50°47'54" W 3.34'
6.00 ACRES
A

86.0638± ACRES

RHONDA K GRAHAM L
OR 385 P 947
6.00 ACRES
17-00648.002
PLAT 103-99

PLAT 40-02
JOANNE W ROACH, TRUSTEE
OR 185 P 2569
18.8411 ACRES
17-00601.003

PLAT 40-02
JOANNE W ROACH, TRUSTEE
OR 185 P 2569
24.9718 ACRES
17-00601.000

BAYNES GERALD T & PATRICIA G
DB 181 P 445
191.42 ACRES
17-00032.000

WITTICH FARMS
DB 256 P 489
224.873 ACRES
17-00623.000

MATTHEW W MASON, ETAL
OR 301 P 1878
215.784 ACRES
17-00056.000

DEER CREEK

MEANDERS WITH THE

NORTH BANK
L11
L10
L9
L8
L7
L6
L5

ROBINSON DITCH

L8

L7

L6

L5

VMS 462
VMS 464

VMS 9437
VMS 464

COTTRILL SURVEYING, INC

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

86.0638 Acre Tract *Surveyed for Graham*

The following described 86.0638 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 462, being all of a 90.4139 acre tract (Parcel 17-00648.000, 110 original acres) and all of a 0.777 acre tract (Parcel 17-00197.000) conveyed to Carol C Graham by Official Record 280 page 2087, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Kiousville-Palestine Road (County Road 54, 50 feet right-of-way), in the line between VMS 462 and 10625, being the East corner of a 0.745 acre tract conveyed to Lacey Riffle by Official Record 333 page 1157 and the North corner of said 0.777 acre tract, said iron pin bears South 50° 48' 54" East a distance of 1536.43 feet from a mag nail found at the centerline intersection of Kiousville-Palestine Road and Anderson-Antioch Road (County Road 59, 45 feet right-of-way);

Thence, with the centerline of Kiousville-Palestine Road and with said VMS line, **South 50° 38' 38" East**, passing a corner to said 90.4139 acre tract at 150.00 feet, a total distance of **239.63 feet** to a mag nail set over an iron pin found at the North corner of a 7.623 acre tract conveyed to Ryan E and Kindra M Esau, Trustees by Official Record 267 page 2476;

Thence, around said 7.623 acre tract with the following two courses:

- 1) **South 18° 40' 24" West**, passing a 5/8 inch diameter iron pin found at 31.78 feet, a total distance of **547.96 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 64° 14' 25" East** a distance of **705.84 feet** to a 5/8 inch diameter iron pin found at the West corner of a 5.196 acre tract conveyed to Gary Graham by Deed Book 276 page 404;

Thence, with the Southwest line of said 5.196 acre tract, **South 58° 30' 08" East** a distance of **712.51 feet** to an iron pin and cap set at a corner to a 6.000 acre tract conveyed to Rhonda K Graham by Official Record 385 page 947;

Thence, around said 6.00 acre tract with the following courses:

- 1) **South 03° 44' 56" East** a distance of **312.43 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759 found";
- 2) **South 50° 43' 38" East** a distance of **391.22 feet** to a 5/8 inch diameter iron pin found;
- 3) **North 35° 59' 05" East**, passing a 5/8 inch diameter iron pin found at 450.35 feet, a total distance of **482.09 feet** to an iron pin and cap set in the Southwest line of an 18.8411 acre tract conveyed to JoAnne W Roach, Trustee by Official Record 185 page 2569 and in the line between VMS 462 and 9437;

Thence, with the Southwest line of said 18.8411 acre tract, **South 50° 47' 54" East**, passing an iron pin and cap set at 24.23 feet, also passing an iron pin and cap previously set at the West corner of a 24.9718 acre tract conveyed to JoAnne W Roach, Trustee by Official Record 185 page 2569 at 698.48 feet, a total distance of **1614.11 feet** to an iron pin and cap previously set at a corner to a 224.873 acre tract conveyed to Wittich Farms by Deed Book 256 page 489 and a corner to VMS 462, 464, and 9437;

Thence, with the North line of said 224.873 acre tract and with the line between VMS 462 and 464, **South 72° 31' 49" West**, passing an iron pin and cap set at 1700.33 feet, a total distance of **1815.54 feet** to the North bank of Deer Creek;

Thence, meandering with the North bank of Deer Creek with the following fourteen courses:

- 1) **North 13° 11' 15" East** a distance of **176.80 feet**;
- 2) **North 31° 13' 24" East** a distance of **178.14 feet**;
- 3) **North 22° 43' 01" East** a distance of **160.98 feet**;
- 4) **North 05° 15' 22" East** a distance of **138.23 feet**;
- 5) **North 13° 19' 47" West** a distance of **103.91 feet**;
- 6) **North 45° 33' 07" West** a distance of **114.00 feet**;
- 7) **North 83° 48' 23" West** a distance of **253.44 feet**;
- 8) **South 75° 31' 47" West** a distance of **185.60 feet**;
- 9) **North 56° 10' 18" West** a distance of **190.41 feet**;
- 10) **North 38° 27' 57" West** a distance of **267.60 feet**;
- 11) **North 52° 53' 57" West** a distance of **269.14 feet**;
- 12) **North 70° 32' 59" West** a distance of **313.45 feet**;
- 13) **North 77° 53' 01" West** a distance of **154.14 feet**;
- 14) **North 82° 11' 17" West** a distance of **1240.01 feet** to the West corner of said 90.4139 acre tract;

Thence, with the Northwest line of said 90.4139 acre tract, **North 37° 12' 21" East**, passing an iron pin and cap set at the Southeast corner of a 31.02 acre tract conveyed to Morbitzer Family LLC by Official Record 288 page 181 at 10.00 feet, a total distance of **1036.22 feet** to a 5 inch steel post in concrete found at the South corner of a 20.000 acre tract conveyed to Dane K and Klaudia U Dodge, Joint Lives by Official Record 55 page 313;

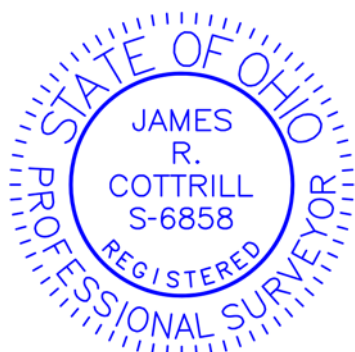
Thence, with the Southeast line of said 20.000 acre tract, **North 37° 25' 08" East**, passing a 1/2 inch diameter electrical conduit found at the West corner of said 0.777 acre tract at 659.59 feet, passing a 5 inch steel post in concrete found at the South corner of said Riffle's 0.745 acre tract at 734.48 feet, passing an iron pin and cap set at 863.98 feet, a total distance of **885.96 feet** returning to the **Point of Beginning**, containing **86.0638 Acres** more or less, of which 85.2857 acres more or less is all of said 90.4139 acre tract and 0.7781 acres more or less is all of said 0.777 acre tract.


Bearings are based on the North line of Whitlaw's 78.53 acre tract (North 89° East) as described in Official Record 118 page 637.

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 December of 2021 by James R. Cottrill, PS registration #6858. (Job #S211018-86.0638)




James R. Cottrill, PS #6858