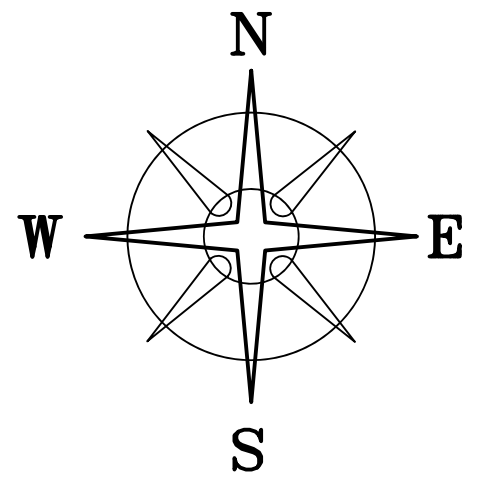


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/22/2021  
WGS 1984 GEODETIC NORTH.



LINDA M HOLLOWAY  
OR 104 P 198  
4.351 ACRES  
29-00725.002  
PLAT 59-99

SYLVIA

WILSON

DITCH

GLADE RUN ROAD (C.R.70)  
VMS 5046  
VMS 6029/6302

**3.8787± ACRES**

N=686895.300'  
E=1727949.41'

STATE ROUTE 665  
(60'R/W)

**2.6152± ACRES**

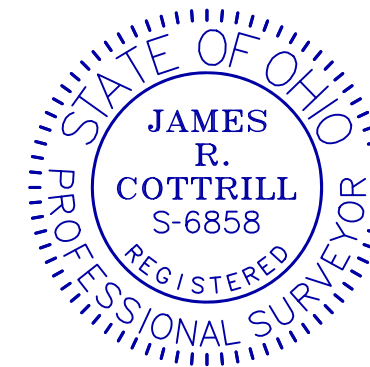
CHARLES M POST  
DB 258 P 307  
1.000 ACRES  
PLAT 42-82

RHONDA L BODE  
OR 277 P 1825  
1.127 ACRES  
29-00248.000  
PLAT 22-08

POB  
N=686764.64'  
E=1728497.64'

ST RT 665

KNISELY ASSOCIATES LTD  
OR 329 P 1734  
100.9333 ACRES  
29-00338.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 06/23/2021

**LEGEND**

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

- ☒ MONUMENT BOX (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (PREVIOUSLY FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**DEED REFERENCE**  
RAY S & WANDA J SCHARF  
OR 101 P 905  
Ⓐ 14.2116 ACRES  
29-00725.000  
PLAT 59-99

**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

**2.6152± & 3.8787± ACRES,  
VMS 6029/6302, UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SCHARF**

SCALE : 1" = 60'  
60' 30' 0 60'

JOB No. S210413 CREW: MW  
SURVEYED 06/2021 DWN BY: JRC  
DRAWN 06/23/2021 CHECK: MW

# COTTRILL SURVEYING, INC

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

## 2.6152 Acre Tract Surveyed for Scharf

The following described 2.6152 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 6029/6302, and being part of a 14.2116 acre tract (Parcel #29-00725.000) conveyed to Ray S and Wanda J Scharf by Official Record 101 page 905 and being more particularly described as follows:

Beginning at a Mag nail set in the centerline of State Route 665 (60 feet right-of-way), in the line between VMS 6029/6302 and VMS 3844, the northernmost corner of a 100.9333 acre tract conveyed to Knisley Associates, LTD by Official Record 329 page 1734, also in the southeast line of said 14.2116 acre tract and bears North 77° 10' 16" West a distance of 456.37 feet from a monument box found at the centerline intersection of said State Route 665 and Glade Run Road (County Road 70)(40 feet right-of-way);

Thence, with the Northwest line of said 100.933 acre tract and said VMS line, **South 67° 12' 30" West**, passing an iron pin and cap previously set at 51.48 feet, a total distance of **693.63 feet** to an iron pin and cap set;

Thence, with a new line across said 14.2116 acre tract, **North 12° 51' 49" East**, passing an iron pin and cap set at 382.71 feet, a total distance of **404.24 feet** to a mag nail set in the centerline of said State Route 665;

Thence, with the centerline of said State Route 665, **South 77° 08' 40" East** a distance of **319.98 feet** to a Mag nail set at the Southeast corner of a 1.000 acre tract conveyed to Charles M Post by Deed Book 258 page 307;

Thence, continuing with the centerline of said State Route 665 and with a new line across said 14.2116 acre tract, **South 77° 08' 40" East** a distance of **243.63 feet** returning to the point of beginning containing **2.6152 Acres** more or less.

Bearings are based on a GPS observation on June 22, 2021, 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 6858."

This description is based on a field survey performed June 22, 2021 by James R. Cottrill, PS registration #6858. (Job #S210413-2-6152)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 3.8787 Acre Tract Surveyed for Scharf

The following described 3.8787 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 6029/6302, and being part of a 14.2116 acre tract (Parcel #29-00725.000) conveyed to Ray S and Wanda J Scharf by Official Record 101 page 905 and being more particularly described as follows:

Beginning at a Mag nail set in the centerline of State Route 665 (60 feet right-of-way), in the line between VMS 6029/6302 and VMS 3844, the West corner of a 1.127 acre tract conveyed to Rhonda L Bode by Official Record 277 page 1825, also in the southeast line of said 14.2116 acre tract and bears North 77° 10' 16" West a distance of 456.37 feet from a monument box found at the centerline intersection of said State Route 665 and Glade Run Road (County Road 70)(40 feet right-of-way);

Thence, with the centerline of said State Route 665 and a new line across said 14.2116 acre tract, **North 77° 08' 40" West** a distance of **243.63 feet** to a Mag nail set at the Southeast corner of a 1.000 acre tract conveyed to Charles M Post by Deed Book 258 page 307;

Thence, with the East line of said 1.000 acre tract, **North 12° 51' 49" East**, passing a 5/8 inch diameter iron pin found at 30.00 feet, passing a 3/4 inch diameter iron pipe found at 278.09 feet, also passing a corner of a 4.351 acre tract conveyed to Linda EM Holloway by Official Record 104 page 198 at 303.33 feet, a total distance of **328.09 feet** to a corner of said 4.351 acre tract and in the centerline of Sylvia Wilson Ditch;

Thence, with the South lines of said 4.351 acre tract and the centerline of said ditch the following three courses:

- 1) **South 84° 20' 01" East** a distance of **186.00 feet** to a point, from said point an iron pin and cap previously set bears South 68° 48' 39" East a distance of 8.37 feet
- 2) **North 49° 01' 29" East** a distance of **67.01 feet** to a point
- 3) **North 72° 00' 17" East** a distance of **149.26 feet** to a mag nail set in the centerline of said Glade Run Road;

Thence, with the centerline of said Glade Run Road, **South 22° 47' 21" East** a distance of **328.37 feet** to a railroad spike found at the north corner of said Bode's 1.127 acre tract;

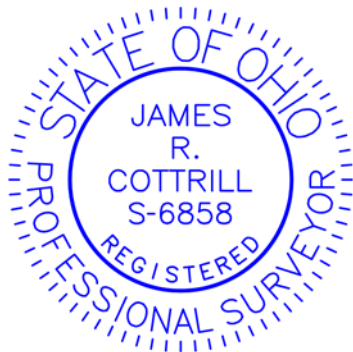
Thence, with the northwest line of said 1.127 acre tract, **South 67° 12' 30" West**, passing iron pin and caps set at 30.00 feet and 317.70 feet, a total distance of **369.18 feet** returning to the point of beginning containing **3.8787 Acres** more or less.

Bearings are based on a GPS observation on June 22, 2021, 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 6858."

This description is based on a field survey performed June 22, 2021 by James R. Cottrill, PS registration #6858. (Job #S210413-2-6152)



*James R. Cottrill*  
James R. Cottrill, PS #6858