

CHRISMAN ROAD (CR 20, 50' R/W)

V.M.S. 7467

V.M.S. 6824

KYLE SEABURN & CHRISTINA SEABURN
O.R. 276 PAGE 854
1.5136 ACRES
21-00265.001

2.9220± ACRES

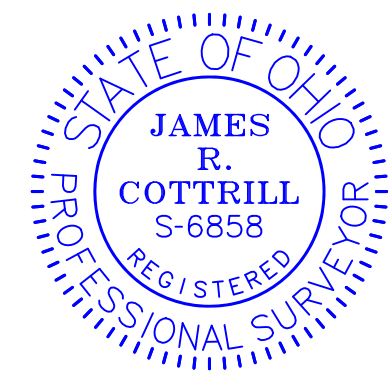
DEED REFERENCE
HOWARD SHUMATE
OR 267 PAGE 1121
PARCEL No.21-00265.000

- Ⓐ 73.4664 ACRES
77.48 ORIG. ACRES (FIRST TRACT)
- Ⓑ 33.39 ACRES
(ORIGINAL)(SECOND TRACT)

****NOTE****
THE NEW 2.9220 ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO SEABURN'S 1.5136 ACRE TRACT

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE & YELLOW CAP STAMPED "R.E.T. 6552" (FOUND)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" ∅ 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: 4/04/22

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			
2.9220± ACRES, V.M.S. 6824			
RANGE TOWNSHIP			
MADISON COUNTY, STATE OF OHIO.			
SURVEYED FOR KYLE & TINA SEABURN			
SCALE : 1" = 50'	JOB No. S220228	CREW:	MW,AM
50' 25' 0 50'	SURVEYED 4/01/22	DWN BY:	MW
	DRAWN 4/04/22	CHECK:	RC

COTTRILL SURVEYING, INC

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

2.9220 Acre Tract Surveyed for Seaburn

The following described 2.9220 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, being part of a 73.4664 acre tract (Parcel #21-00265.000, First Tract) conveyed to Howard Shumate by Official Record 267 page 1121, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found at an angle point in the centerline of Chrisman Road (County Road 20, 50 feet right-of-way) corner to VMS 6824, 7467, and 7948, also corner to said 73.4664 acre tract;

Thence, with the centerline of said Chrisman Road, **South 89° 00' 00" East** a distance of **104.33 feet** to a mag nail found at the Northwest corner of a 1.5136 acre tract conveyed to Kyle and Christina Seaburn by Official Record 276 page 854;

Thence, around said 1.5136 acre tract the following three courses:

- 1) **South 00° 46' 30" West**, passing an iron pin and cap previously set at 31.43 feet, a total distance of **290.67 feet** to an iron pin and cap previously set;
- 2) **South 89° 00' 00" East** a distance of **225.28 feet** to an iron pin and cap previously set;
- 3) **North 01° 22' 56" East**, passing an iron pin and cap previously set at 260.30 feet, a total distance of **290.67 feet** to a mag nail set in the centerline of said Chrisman Road;

Thence, across said 73.4664 acre tract the following three new courses:

- 1) **South 00° 04' 31" East**, passing an iron pin and cap set at 30.98 feet, a total distance of **578.73 feet** to an iron pin and cap set;
- 2) **North 87° 05' 11" West** a distance of **342.11 feet** to an iron pin and cap set in the line between VMS 7948 and VMS 6824;
- 3) with said VMS line **North 00° 50' 08" East**, passing an iron pin and cap set at 526.08 feet, a total distance of **567.20 feet** returning to the point of beginning containing **2.9220 Acres** more or less.

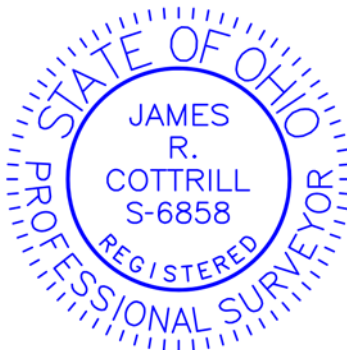
Bearings are based on the centerline of Chrisman Road (South 89° 00' East) as described in Official Record 267 page 1121.

The hereinabove described 2.9220 acre tract is to become part of and contingent to Seaburn's 1.5136 acre tract.

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 April 1, 2022 by James R. Cottrill, PS registration #6858. (Job #S220228-2.9220)




James R. Cottrill, PS #6858