

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/13/2022
WGS 1984 GEODETIC NORTH.

POB
N=752795.706'
E=1760197.667'

ALBERT L & YVONNE A ROSECRANTZ
CO TRUSTEES OF THE ROSECRANTZ
2007 REV FAMILY TRUST
OR 237 P 1220
5.022 ACRES
01-00386.000

DEED REFERENCE

MATHEW E & STACY A
LARISON JT LIVES
OR 262 PG 2068
Ⓐ 0.9226 ACRES
PARCEL No.01-00121.000

MATHEW E & STACY A
LARISON JT LIVES
OR _____ PG _____
Ⓑ 0.0572± ACRES
PARCEL No. 01-00076.0__

LEGEND

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

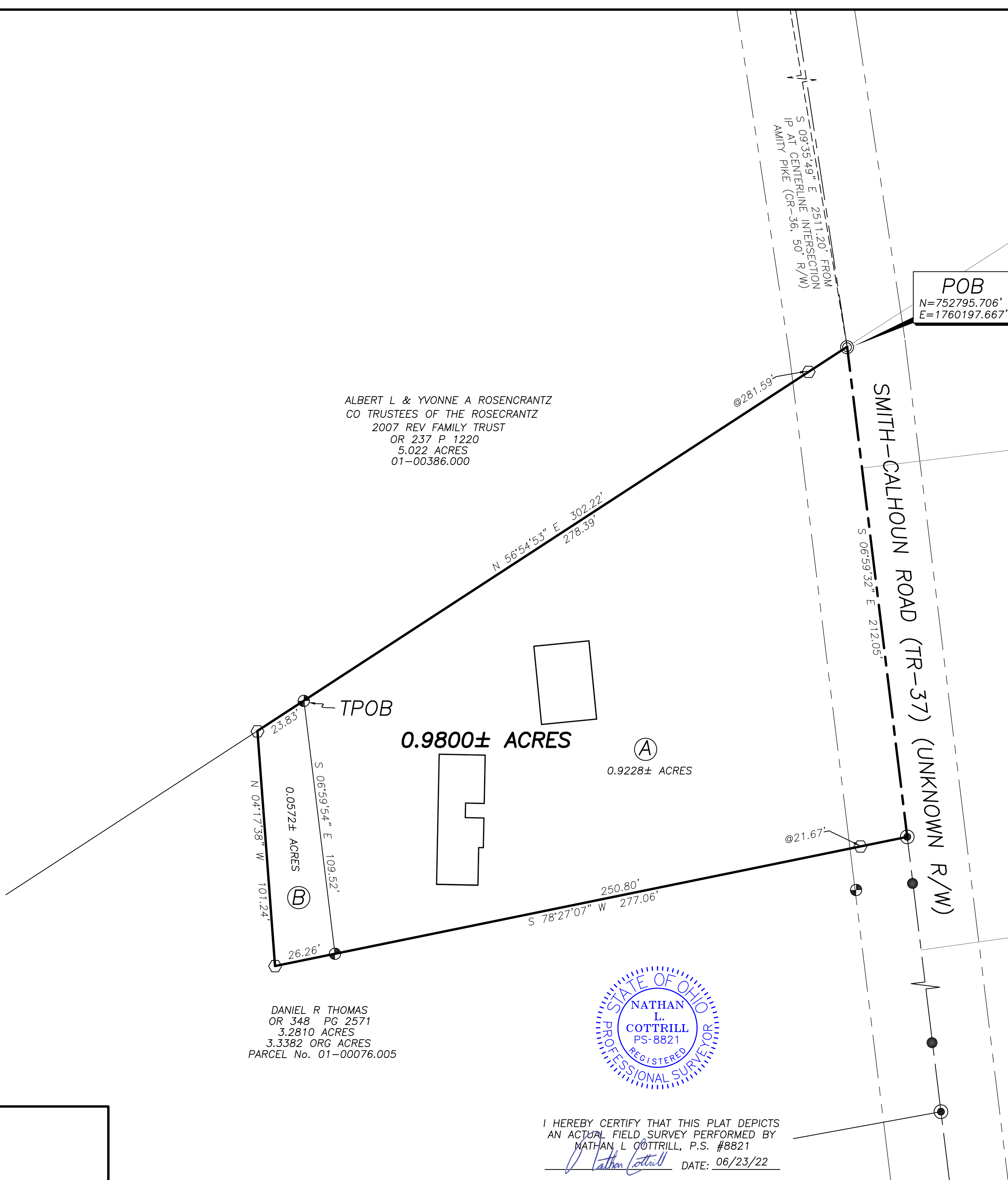
- IRON PIN (FOUND)
- ⊙ 1/2" Ø CONDUIT (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ 5/8" Ø REBAR & ALUMINUM
CAP STAMPED "NCB 5969" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- MAG NAIL (FOUND)

COTTRILL SURVEYING, INC

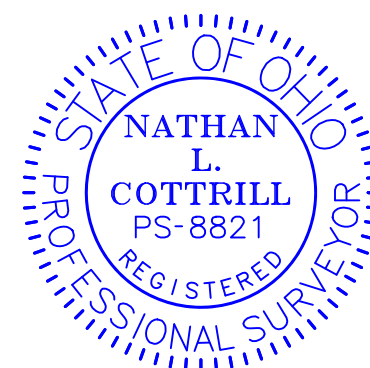
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.9800± ACRES,
VMS 1187, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LARISON

SCALE : 1" = 30'	JOB No. S220518	CREW: MW
30' 15' 0 30'	SURVEYED 06/2022	DWN BY: RC
	DRAWN 06/2022	CHECK: NC



DANIEL R THOMAS
OR 348 PG 2571
3.2810 ACRES
3.3382 ORG ACRES
PARCEL No. 01-00076.005



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L COTTRILL, P.S. #8821

Nathan Cottrill DATE: 06/23/22

COTTRILL SURVEYING, INC

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

0.9800 Acre Tract *Surveyed for Larison*

The following described 0.9800 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1187, and being all of a 0.9226 acre tract (Parcel 01-00121.000) conveyed to Matthew E and Stacy A Larison, Joint Lives by Official Record 262 page 2068 and all of a 0.0572 acre tract (Parcel 01-00076.0__) conveyed to Matthew E and Stacy A Larison, Joint Lives by Official Record ___ page ____, and being more particularly described as follows:

Beginning at a 1/2 inch diameter conduit found in the centerline of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) at the Southeast corner of a 5.022 acre tract conveyed to Albert L and Yvonne A Roseencrantz, Co-Trustees by Official Record 237 page 1220 and the Northeast corner of said 0.9226 acre tract, said conduit bears South 09° 35' 49" East a distance of 2511.20 feet from an iron pin found at the centerline intersection of Smith-Calhoun Road with Amity Pike (County Road 36, 50 feet right-of-way);

Thence, with the centerline of Smith-Calhoun Road, **South 06° 59' 32" East** a distance of **212.05 feet** to a mag nail found at a corner to a 3.2810 acre tract (3.3382 original acres) conveyed to Daniel R Thomas by Official Record 348 page 2571;

Thence, with said 3.2810 acre tract with the following two courses:

- 1) **South 78° 27' 07" West**, passing an iron pin and cap set at 21.67 feet, passing a 5/8 inch diameter rebar and aluminum cap stamped "NCB 5969" found at the Southeast corner of said 0.0572 acre tract at 250.80 feet, a total distance of **277.06 feet** to an iron pin and cap set;
- 2) **North 04° 17' 38" West** a distance of **101.24 feet** to an iron pin and cap set in the Southeast line of said 5.022 acre tract;

Thence, with the Southeast line of said 5.022 acre tract, **North 56° 54' 53" East**, passing a 5/8 inch diameter rebar and aluminum cap stamped "NCB 5969" found at the Northwest corner of said 0.9226 acre tract at 23.83 feet, passing an iron pin and cap set at 281.59 feet, a total distance of **302.22 feet** returning to the **True Point of Beginning**, containing **0.9800 Acres** more or less, of which 0.9228 acres more or less is all of said 0.9226 acre tract and 0.0572 acres more or less is all of said 0.0572 acre tract.

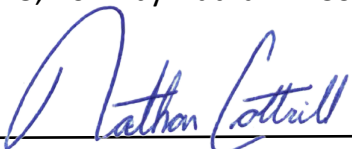
Bearings are based on a GPS observation on June 13, 2022, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed June 13, 2022 by Nathan L. Cottrill, PS registration #8821, (Job #S220518-0.9800)




Nathan L. Cottrill, PS #8821