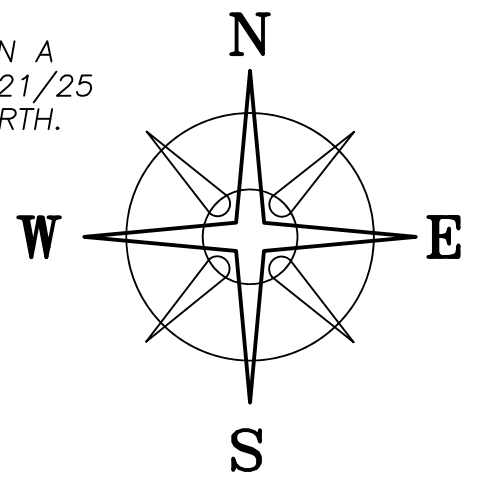


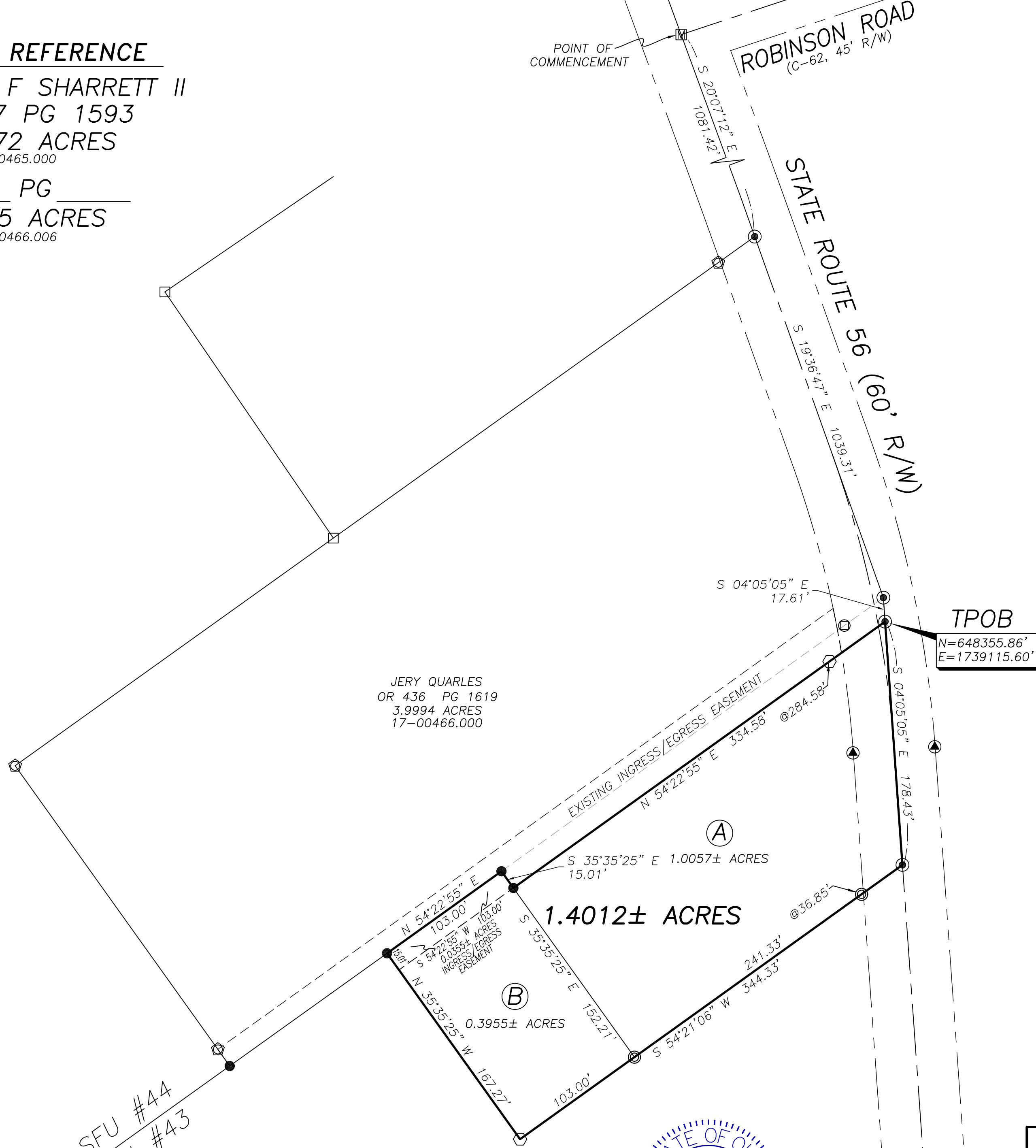
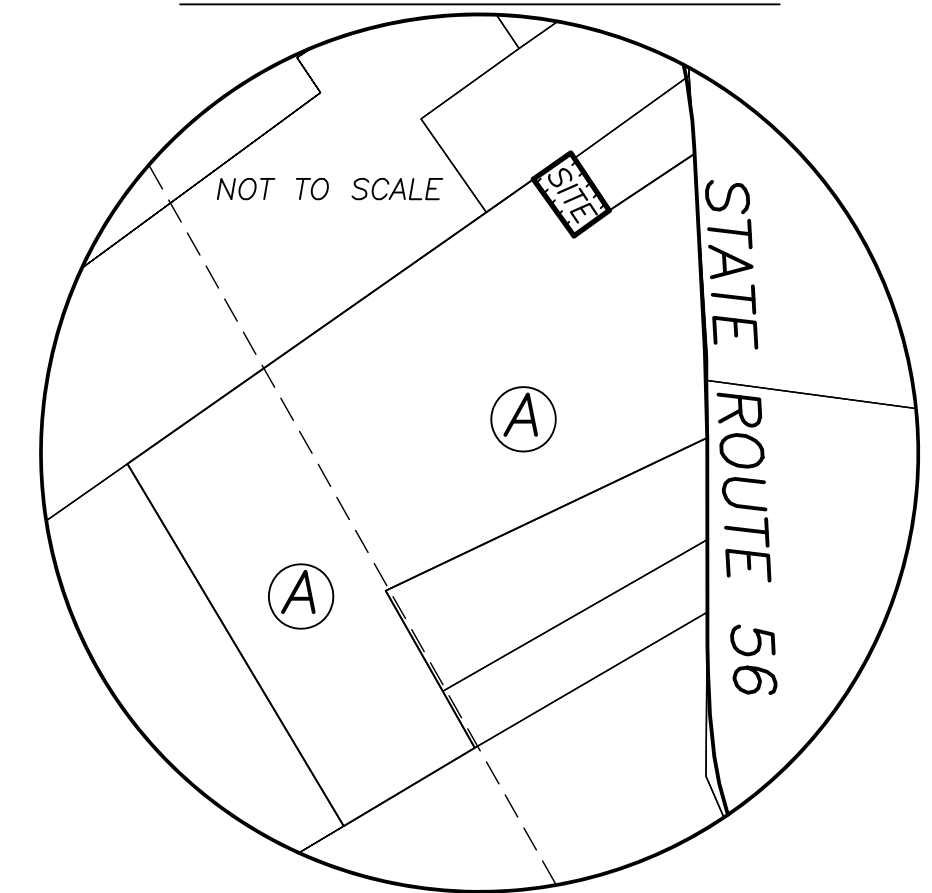
DEED REFERENCE

RICHARD F SHARRETT II
 OR 417 PG 1593
 (A) 0.99972 ACRES
 17-00465.000
 OR PG _____
 (B) 0.3955 ACRES
 17-00466.006

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 02/21/25
 WGS 1984 GEODETIC NORTH.



LOCATION MAP



JERY QUARLES
 OR 436 PG 1619
 3.9994 ACRES
 17-00466.000

CHARLES A & COURTNEY LYNN
 BRICKER, JT LIVES
 OR 405 PG 679
 23.9699 ACRES
 17-00466.001

1.4012± ACRES

0.3955± ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 04/25/25

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
- ▲ R/W MONUMENT (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊕ 2.5" Ø IRON PIPE W/ CAP (SFU, FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAILROAD SPIKE (SET)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RLL 6106" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

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

**1.4012± ACRES,
 VMS 8207, PLEASANT TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR SHARRETT**

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

JOB No. S250204C CREW: MW
 SURVEYED 02/20/25 DWN BY: NC
 DRAWN 04/25/25 CHECK: RC

COTTRILL SURVEYING, INC

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

1.4012 Acre Tract Surveyed for Sharrett

The following described 1.4012 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8207, being all of a 0.99972 acre tract (Parcel 17-00465.000) conveyed to Richard F Sharrett, II by Official Record 417 page 1593 and all of a 0.3955 acre tract (Parcel 17-00466.006) conveyed to Richard F Sharrett, II by Official Record ____ page ____ and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Robinson Road (County Road 62, 45 feet right-of-way) and State Route 56 (60 feet right-of-way);

Thence, with the centerline of State Route 56 with the following three courses:

- 1) South 20° 07' 12" East a distance of 1081.42 feet to a mag nail found;
- 2) South 19° 36' 47" East a distance of 1039.31 feet to a mag nail set;
- 3) South 4° 05' 05" East a distance of 17.61 feet to a mag nail set at the southeast corner of a 3.9994 acre tract conveyed to Jerry Quarles by Official Record 436 page 1619 and the Northeast corner of said 0.99972 acre tract and the **True Point of Beginning**;

Thence, with the east line of said 0.99972 acre tract, **South 4° 05' 05" East**, a distance of **178.43 feet** to a mag nail set in the centerline of State Route 56 and corner to a 23.9699 original acre tract conveyed to Charles A and Courtney Lynn Bricker, Joint Lives by Official Record 405 page 679;

Thence, with said 23.9699 original acre tract with the following two courses;

- 1) **South 54° 21' 06" West**, passing a 1/2 inch iron pipe found at 36.85, passing a 1/2 inch iron pipe found at the east corner of said 0.3955 acre tract at 241.33 feet, a total distance of **344.33 feet** to an iron pin and cap set;
- 2) **North 35° 35' 25" West** a distance of **167.27 feet** to a railroad spike set in the Southeast line of said Quarles' 3.9994 acre tract;

Thence, with said 3.9994 acre tract with the following three courses:

- 1) **North 54° 22' 55" East** a distance of **103.00 feet** to a railroad spike set;
- 2) **South 35° 35' 25" East** a distance of **15.01 feet** to a railroad spike set at the Northwest corner of said 0.99972 acre tract;
- 3) **North 54° 22' 55" East**, passing an iron pin and cap set at 284.58 feet, a total distance of **334.58 feet** returning to the **True Point of Beginning**, containing **1.4012 Acres** more or less, of which 1.0057 acres more or less is all of said 0.99972 acre tract and 0.3955 acres more or less is all of said 0.3955 acre tract.

Bearings are based on a GPS observation on February 21, 2025, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on April 24, 2025.





Nathan L. Cottrill, PS #8821

(Job #S250204-1.4012)