

**DEED REFERENCE**

JANET E & JACOB KELLSTADT, JT LIVES  
OR 428 PG 2260

PARCEL No. 17-00313.000

LOT 63

PARCEL No. 17-00314.000

LOT 64

BURR OAKS SUBDIVISION  
SLIDE 287

LOT 55  
17-00231.000

THOMAS H & SUE E BARKER, TRUSTEES  
OR 299 P 1472  
LOTS 53, 54 & 55

LOT 54  
17-00232.000

LOT 53  
17-00233.000

JANET E & JACOB KELLSTADT, JT LIVES  
OR 428 PG 2260  
LOT 65  
17-00315.000

**0.3440± ACRES**

LOT 64  
0.1720± ACRES

LOT 63  
0.1720± ACRES

FIRST STREET 40'

COOK AVE (40' WIDE)

FLORENCE AVE (40' WIDE)

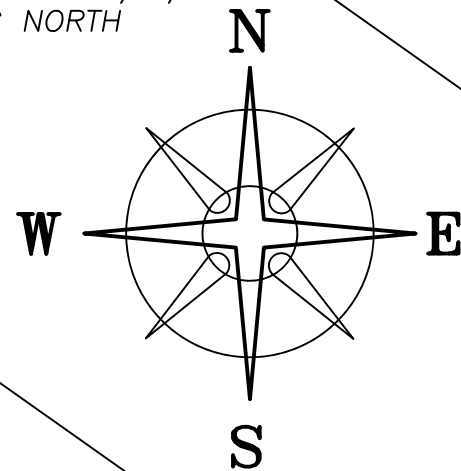
SCHADEL ROAD 35'

**LEGEND**

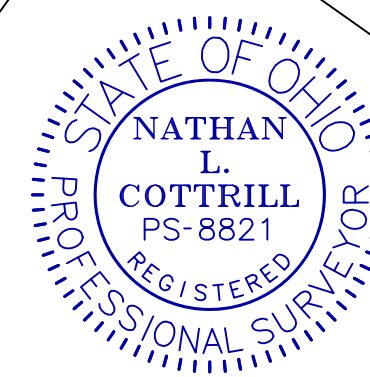
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- MAG NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
- △ COUNTY MONUMENT 02-005 FOUND

BEARING BASED ON A GPS OBSERVATION ON 03/25/08  
WGNS 1984 GEODETIC NORTH



**POB**  
N=624512.49'  
E=1750861.92'



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

DATE: 06/16/25

**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

**0.3440± ACRES,**  
**VMS 12140, PLEASANT TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR KELLSTADT**

SCALE : 1" = 20'  
20' 10' 0 20'

JOB No. S250511	CREW: MW
SURVEYED 06/2025	DWN BY: RC
DRAWN 06/2025	CHECK: NC

# COTTRILL SURVEYING, INC

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

## 0.3440 Acre Tract Surveyed for Kellstadt

The following described 0.3440 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12140, being all of Lot 63 (Parcel 17-00313.000) and all of Lot 64 (Parcel 17-00314.000) of Burr Oaks Subdivision as recorded in Slide 287, both conveyed to Janet E and Jacob Kellstadt, Joint Lives by Official Record 428 page 2260, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the northwest line of Cook Avenue (40 feet wide) and the northeast line of First Street (40 feet wide) at the south corner of said Lot 63;

Thence, with the northeast line of First Street, **North 54° 43' 58" West**, passing the south corner of Lot 64 at 50.00 feet, a total distance of **100.00 feet** to an iron pin and cap set at the south corner of Lot 65;

Thence, with the southeast line of Lot 65, **North 35° 55' 28" East** a distance of **149.82 feet** to an iron pin and cap set at the south corner of Lot 55 and the west corner of Lot 54;

Thence, with the southwest line of Lot 54, **South 54° 43' 58" East**, passing the west corner of Lot 53 at 50.00 feet, a total distance of **100.00 feet** to an iron pin and cap set in the northwest line of Cook Avenue;

Thence, with the northwest line of Cook Avenue, **South 35° 55' 28" West** a distance of **149.82 feet** returning to the **Point of Beginning**, containing **0.3440 Acres** more or less, of which 0.1720 acres more or less is all of Lot 63 and 0.1720 acres more or less is all of Lot 64.

Bearings are based on a GPS observation on March 25, 2008, 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 of 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250511-0.3440)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821