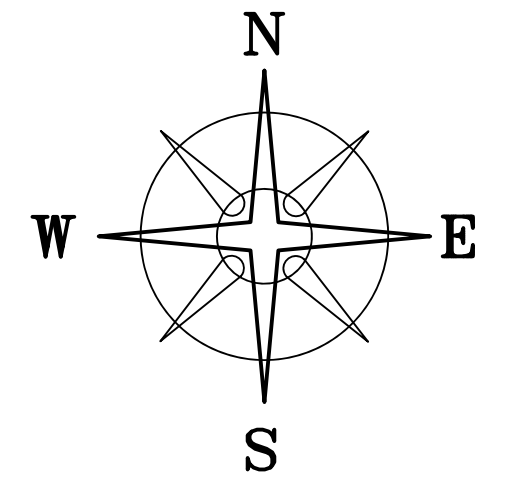


BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/12/16 WGS 1984 GEODETIC NORTH.



VIRGINIA G KITCHEN, ETAL  
OR 393 PG 1624  
1.99ACRES  
07-00332.000

TIMOTHY D CASH  
OR 182 PG 1140  
9.5188 ACRES  
07-00307.004

TONYA NICHOLS & KAITLEN KECKLER, JT LIVES  
OR 392 PG 2637  
0.22 ACRES  
07-00332.001

AMY E STOUT &  
JOHN D WRIGHT, TRUSTEES  
OR 370 PG 1511  
LOT 20  
07-00108.000

0.6261± ACRES  
Ⓐ

**DEED REFERENCE**  
RUSSELL G MORRIS  
DB 293 PG 252  
Ⓐ PARCEL No. 07-00448.000  
3.70 ACRES

**NOTES**  
0.6261 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 0.25 ACRE TRACTS.

GILROY W PEDDICORDS ADDITION

GILROY W PEDDICORDS ADDITION

KITCHEN LANE (46' WIDE)

20' ALLEY  
VACATED ALLEY

TPOB  
N=688940.13'  
E=1751206.82'

WANDA S CORDLE  
OR 402 PG 793  
LOT 1  
07-00043.000

BRIAN D COLBORN  
OR 379 PG 259  
0.25 ACRES  
07-00625.000

BRIAN D COLBORN  
OR 379 PG 259  
0.25 ACRES  
07-00625.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 06/24/25

**LEGEND**

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

- Ⓐ 9"Ø WOOD FENCE POST (FOUND)
- Ⓞ 3/4" Ø IRON PIPE (FOUND)
- Ⓢ 3/4" Ø IRON PIN (FOUND)
- IRON PIN (FOUND)
- 1"Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-023 FOUND
- RAILROAD SPIKE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

S 84°38'11" E 410.59'

N=688776.25'  
E=1751188.08'

LILLY CHAPEL-GEORGESVILLE ROAD  
(CR 102, 66' R/W)

**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

**0.6261± ACRES,**  
**VMS 5280, FAIRFIELD TWP.,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR BRIAN COLBORN**

SCALE : 1" = 30'  
30' 15' 0 30'

JOB No. S250502 CREW: MW  
SURVEYED 06/17/25 DWN BY: RC  
DRAWN 06/18/25 CHECK: NC

# COTTRILL SURVEYING, INC

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

## 0.6261 Acre Tract Surveyed for Brian Colborn

The following described 0.6261 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5280, being part of a 3.70 acre tract (Parcel 07-00448.000) as conveyed to Russell G Morris by Deed Book 293 page 252, and being more particularly described as follows: Commencing at a railroad spike found in the centerline of Lilly Chapel-Georgesville Road (County Road 102, 66 feet right-of-way) at the southeast corner of Lot 1 of Gilroy W Peddicord's Addition and the southwest corner of a 0.25 acre tract conveyed to Brian D Colborn by Official Record 379 page 259, said railroad spike bears South 84° 38' 11" East a distance of 410.59 feet from the intersection of the centerline of Lilly Chapel-Georgesville Road with the east line of Kitchen Lane (46 feet wide);

Thence, with the east line of Gilroy W Peddicord's Addition, North 06° 01' 33" East a distance of 165.01 feet to a 3/4-inch diameter iron pipe found at the terminus of the south line of a 20 feet wide alley (now vacated) of said Gilroy W Peddicord's Addition, the northwest corner of said 0.25 acre tract, a corner to said 3.70 acre tract and being the **True Point of Beginning**;

Thence, continuing with the east line of Gilroy W Peddicord's Addition, **North 06° 01' 33" East**, passing the southeast corner of Lot 20 of Gilroy W Peddicord's Addition at 20.00 feet, passing the southeast corner of a 0.22 acre tract (portion of a vacated 46 feet wide vacated street) conveyed to Tonya Nichols and Kaitlen Keckler, Joint Lives by Official Record 392 page 2637 at 185 feet, a total distance of **195.25 feet** to a 1-inch diameter iron pin found at the base of a 9-inch diameter wood fence post at the southwest corner of a 9.5188 acre tract conveyed to Timothy D Cash by Official Record 182 page 1140;

Thence, with the south line of said 9.5188 acre tract, **North 85° 36' 31" East** a distance of **134.20 feet** to an iron pin and cap set;

Thence, with a new line across said 3.70 acre tract, **South 06° 01' 33" West** a distance of **217.99 feet** to an iron pin and cap set at the base of a 9-inch diameter wood fence post at the northeast corner to a 0.25 acre tract conveyed to Brian D Colborn by Official Record 379 page 259;

Thence, with the north line of said 0.25 acre tract, **North 84° 38' 11" West**, passing the north corner common to both of said Colborn's 0.25 acre tracts at 66.00 feet, a total distance of **132.00 feet** returning to the **True Point of Beginning**, containing **0.6261 Acres** more or less.

Bearings are based on a GPS observation on July 12, 2016, 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 17, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250502-0.6261)



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

Nathan L. Cottrill, PS #8821