

DEED REFERENCE

CHAD & JANIELLE
BEVINGTON, JT LIVES

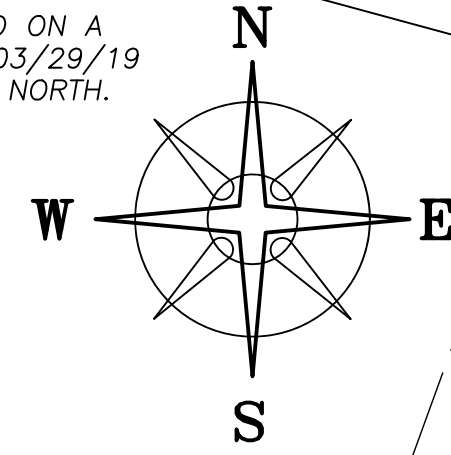
OR 408 PG 929

PARCEL No. 01-00034.001
Ⓐ 6.753 ACRES

OR _____ PG _____

PARCEL No. 01-00503.001
Ⓑ 6.0000 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/29/19
WGS 1984 GEODETIC NORTH.



DONALD E & HEATHER L
GLICK, TRUSTEES
OR 426 PG 1576
6.733 ACRES
01-00034.002

JAMES R STAHL,
TOMMY J STAHL &
BARBARA A STAHL, TRUSTEES
OF THE TOMMY J STAHL LIVING TRUST
OR 351 PG 1358
148.754 ACRES
01-00503.000

Ⓐ
6.7539± ACRES

POB
N: 748339.36'
E: 1755773.91'
POB BEARS
N 19°34'41" E
3518.83' FROM
MON 12-42

12.7539± ACRES

Ⓑ
6.0000± ACRES

TPOB

PETER H & MONICA P
BEANE, TRUSTEES
OR 318 PG 643
79.172 ACRES
01-00034.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 8" Ø WOOD FENCE POST (FOUND)
 - IRON PIN (FOUND)
 - 5/8" Ø REBAR (FOUND)
 - MAG NAIL (SET)
 - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS6140" (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ▲ RECORDED STONE (FOUND)

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

**12.7539± ACRES,
VMS 3313 & 8589, CANAAN TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BEVINGTON**

SCALE : 1" = 100'	JOB No. S260216B	CREW:	BC
100' 50' 0 100'	SURVEYED 03/12/26	DWN BY:	NC
	DRAWN 03/12/26	CHECK:	RC



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

Nathan Cottrill DATE: 03/18/26

COTTRILL SURVEYING, INC

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

12.7539 Acre Tract Surveyed for

The following described 12.7539 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8589 and 3313, being all of a 6.753 acre tract (Parcel 01-00034.001) as conveyed to Chad and Janielle Bevington, Joint Lives by Official Record 408 page 929 and all of a 6.0000 acre tract (Parcel 01-00503.001) conveyed to Chad and Janielle Bevington, Joint Lives by Official Record ___ page ___, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Plain City-Georgesville Road (County Road seven, 50 feet right-of-way) at the Northeast corner of a 79.172 acre tract conveyed to Peter H and Monica P Beane, Trustees by Official Record 318 page 643 and the Southeast corner of said 6.753 acre tract, said mag nail bears North 19° 34' 41" East a distance of 3518.83 feet from Madison County Monument 12-42;

Thence, with said 79.172 acre tract with the following three courses:

- 1) **South 75° 56' 00" West**, passing an iron pin and cap set at 30.18 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found at 661.90 feet, a total distance of **664.15 feet** to an 8 inch diameter wood fence post found at the southeast corner of said 6.0000 acre tract and being in the line between VMS 3313 and VMS 8589;
- 2) **South 78° 52' 45" West**, passing an 8 inch diameter wood fence post found at 558.12 feet, a total distance of **559.50 feet** to a stone found in the line between VMS 8589 and VMS 12071;
- 3) with said VMS line, **North 56° 36' 46" West** a distance of **310.29 feet** to an iron pin and cap set at a corner to a 148.754 acre tract as conveyed to James R Stahl, Tommy J Stahl and Barbara A Stahl, Trustees by Official Record 351 page 1358;

Thence, with said 148.754 acre tract with the following two courses:

- 1) **North 70° 23' 24" East** a distance of **610.72 feet** to an iron pin and cap set;
- 2) **North 47° 52' 00" East** a distance of **561.61 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found at the Southwest corner of a 6.733 acre tract conveyed to Donald E and Heather L Glick, Trustees by Official Record 426 page 1576 and the Northwest corner of said 6.753 acre tract;

Thence, with the South line of said 6.733 acre tract, **South 74° 04' 50" East**, passing a 5/8 inch diameter rebar found at 574.43 feet, a total distance of **599.50 feet** to the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road, **South 19° 59' 41" West** a distance of **339.15 feet** returning to the **Point of Beginning**, containing **12.7539 Acres** more or less, of which 6.7539 acres more or less is all of said 6.753 acre tract and 6.0000 acres more or less is all of said 6.0000 acre tract.

Bearings are based on a GPS observation on March 29, 2019, 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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on March 12, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260216-12.7539)




Nathan L. Cottrill, PS-8821