

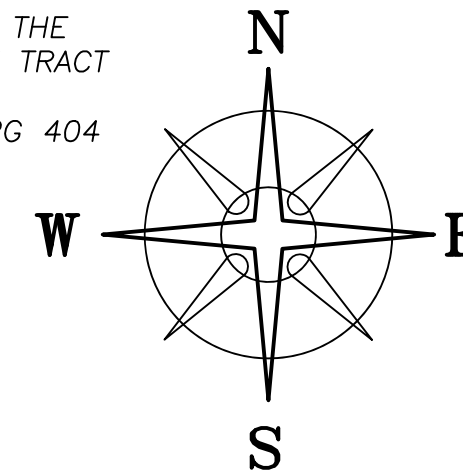
N=706845.69'
E=1726593.48'

IRON PIN BEING S 07°50'11" E 857.39'
FROM INTERSECTION OF WEST BOUND US 40
AND GLADE RUN ROAD (EXTENDED)

NORTH LINE OF ORIGINAL 127.25 ACRE TRACT

DEED REFERENCE
JOHANN (JOHN) LASSEL, TRUSTEE
OR 428 PG 1163
PARCEL No. 05-00227.005
81.4554 ACRES
127.25 ORG ACRES

BEARINGS ARE BASED ON THE
SOUTH LINE OF 1.5995 ACRE TRACT
(S 82°55'44" W)
AS DESCRIBED IN OR 414 PG 404



LEGEND

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

- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" ∅ REBAR (FOUND)
- IRON PIN (FOUND)
- 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ▲ 6" ∅ WOOD FENCE POST (FOUND)

GEORGE LASSEL, TRUSTEE
OR 414 PG 404
1.5995 ACRES
05-00227.000

TPOB
N: 705866.49'
E: 1726709.93'

1.6074± ACRES
1.5000± NET ACRES

LINE	BEARING	DISTANCE
L1	S 34°22'31" E	36.37'
L2	N 75°34'59" E	51.95'
L3	N 60°26'41" E	155.32'
L4	S 30°56'06" E	20.01'
L5	S 60°26'41" W	158.46'
L6	S 75°34'59" W	47.35'
L7	N 34°22'31" W	21.28'



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

DATE: 04/27/26

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

1.6074± ACRES,
VMS 6644, DEERCREEK TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LASSEL

SCALE : 1" = 50'
50' 25' 0 50'

JOB No. S260304 CREW: NC
SURVEYED 04/22/26 DWN BY: NC
DRAWN 04/22/26 CHECK: RC

COTTRILL SURVEYING, INC

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

1.6074 Acre Tract **Surveyed for Lassel**

The following described 1.6074 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 6644, being part of an 81.4554 acre tract (Parcel 05-00227.005, 127.25 original acres) as conveyed to Johann (John) Lassel, Trustee by Official Record 428 page 1163, and being more particularly described as follows:

Commencing at an iron pin found at the intersection of the centerline of Glade Run Road (County Road 70, 40 feet right-of-way) with the North line of the original 127.25 acre tract, said iron pin bears South 07° 50' 11" East a distance of 857.39 feet from the centerline intersection of the west bound lane of US 40 and the extension of Glade Run Road;

Thence, with the centerline of Glade Run Road with the following three courses:

- 1) South 07° 50' 11" East a distance of 441.59 feet to a mag nail found;
- 2) South 10° 28' 18" East a distance of 340.61 feet to a mag nail found;
- 3) South 18° 22' 29" East a distance of 206.36 feet to a mag nail found at the Southwest corner of a 1.5995 acre tract conveyed to George Lassel, Trustee by Official Record 414 page 404, a corner to said 81.4554 acre tract and being the **True Point of Beginning**;

Thence, with the South line of said 1.5995 acre tract, **North 82° 55' 44" East**, passing a 5/8 inch diameter rebar found at 17.56 feet, a total distance of **327.63 feet** to a 5/8 inch diameter rebar found at the Southeast corner of said 1.5995 Acres tract;

Thence, across said 81.4554 acre tract with the following two new courses:

- 1) **South 34° 22' 31" East** a distance of **180.58 feet** to an iron pin and cap set;
- 2) **South 71° 56' 19" West**, passing a 6 inch diameter wood fence post found at the Northeast corner of a 0.5 acre cemetery (Wright Cemetery) at 132.30 feet, passing iron pin and cap set at 350.04 feet, a total distance of **370.07 feet** to a mag nail set in the centerline of Glade Run Road;

Thence, with the centerline of Glade Run Road with the following two courses:

- 1) **North 21° 12' 29" West** a distance of **19.89 feet** to a mag nail found;
- 2) **North 18° 22' 29" West** a distance of **215.91 feet** returning to the **True Point of Beginning**, containing **1.6074 Acres** more or less.

Bearings are based on the South line of a 1.5995 acre tract (South 82° 55' 44" West) as described in Official Record 414 page 404.

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 April 23, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260304-1.6074)




Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

Drainage Easement Surveyed for Lassel

The following described 0.0948 acre drainage easement is situated in the State of Ohio, Madison County, Deercreek Township, VMS 6644, being part of an 81.4554 acre tract (Parcel 05-00227.005, 127.25 original acres) as conveyed to Johann (John) Lassel, Trustee by Official Record 428 page 1163, and being more particularly described as follows:

Commencing at an iron pin found at the intersection of the centerline of Glade Run Road (County Road 70, 40 feet right-of-way) with the North line of the original 127.25 acre tract, said iron pin bears South 07° 50' 11" East a distance of 857.39 feet from the centerline intersection of the west bound lane of US 40 and the extension of Glade Run Road;

Thence, with the centerline of Glade Run Road with the following three courses:

- 1) South 07° 50' 11" East a distance of 441.59 feet to a mag nail found;
- 2) South 10° 28' 18" East a distance of 340.61 feet to a mag nail found;
- 3) South 18° 22' 29" East a distance of 206.36 feet to a mag nail found at the Southwest corner of a 1.5995 acre tract conveyed to George Lassel, Trustee by Official Record 414 page 404, a corner to said 81.4554 acre tract;

Thence, with the South line of said 1.5995 acre tract, North 82° 55' 44" East, passing a 5/8 inch diameter rebar found at 17.56 feet, a total distance of 327.63 feet to a 5/8 inch diameter rebar found at the Southeast corner of said 1.5995 Acre tract;

Thence, across said 81.4554 acre tract, South 34° 22' 31" East a distance of 36.37 feet to the **True Point of Beginning**;

Thence, across said 81.4554 acre tract with the following six courses:

- 1) **North 75° 34' 59" East** a distance of **51.95 feet**;
- 2) **North 60° 26' 41" East** a distance of **155.32 feet** to the southwest bank of Glade Run Ditch;
- 3) with said bank, **South 30° 56' 06" East** a distance of **20.01 feet**;
- 4) leaving said bank, **South 60° 26' 41" West** a distance of **158.46 feet**;
- 5) **South 75° 34' 59" West** a distance of **47.35 feet**;
- 6) **North 34° 22' 31" West** a distance of **21.28 feet** returning to the **True Point of Beginning**, containing **0.0948 Acres** more or less.

Bearings are based on the South line of a 1.5995 acre tract (South 82° 55' 44" West) as described in Official Record 414 page 404.

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 April 23, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260304-1.6074)




Nathan L. Cottrill, PS-8821