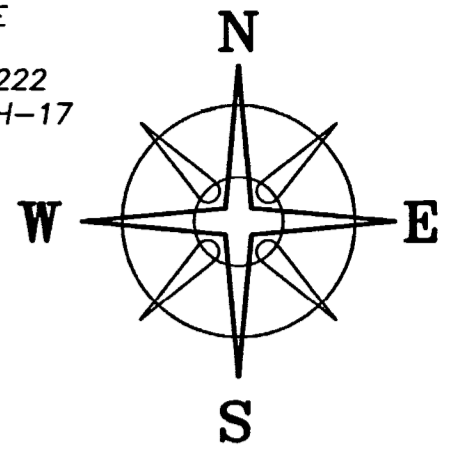


BEARINGS ARE BASED ON THE CENTERLINE OF BEATTY ROAD BETWEEN FCGS 5223 & FCGS 5222 AS DESCRIBED IN OR 27481 PG H-17 (NORTH 89° WEST)



LOT #7

PLAT OF SUBDIVISION OF 91 40/100 ACRE

BELONGING TO HEIRS OF JOS. TRAPP AS RECORDED IN PLAT BOOK 4 PAGE 445

LOT #8

FENCE POST BEARS N 00°59'52" E. 0.44'

FCGS 1145

VMS 3809
VMS 3027

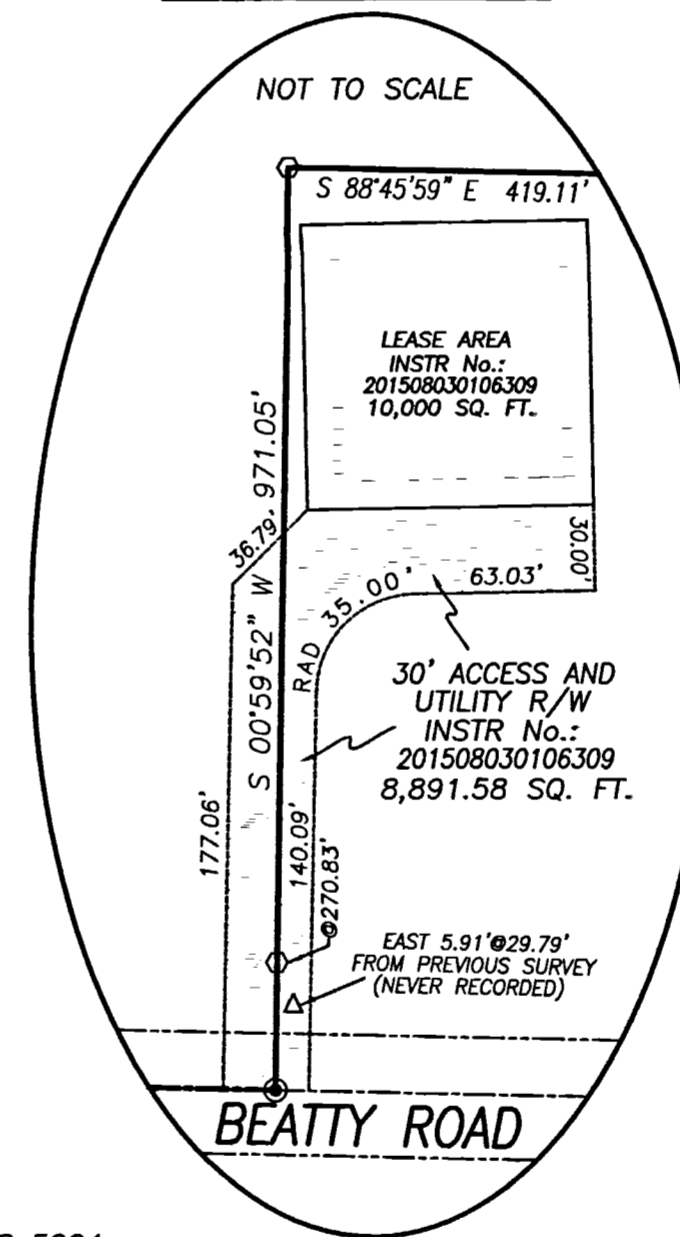
27.2845± ACRES
26.2610± ACRES (NET)
1.0235± ACRES (WITHIN R/W)

ROGER L & CAROLYN S WHEELER
INST No. 201208010110835
36.046 ACRES

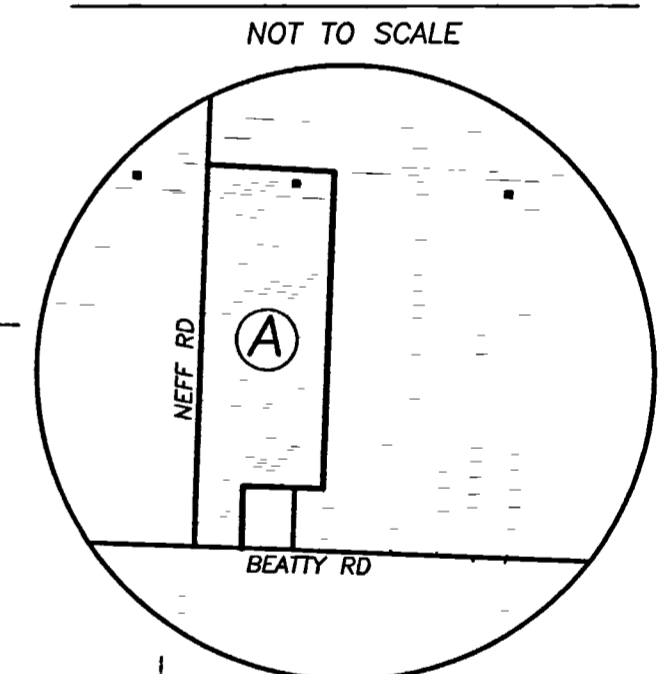
DEED REFERENCE

PATRICIA J BALL, SUCCESSOR TRUSTEE
INSTR No. 201408150107165
Ⓐ 28.857 ACRES PARCEL No. 230-001446-00
ALL THAT REMAINS OF AN ORIGINAL 30 ACRES

DETAIL "A"



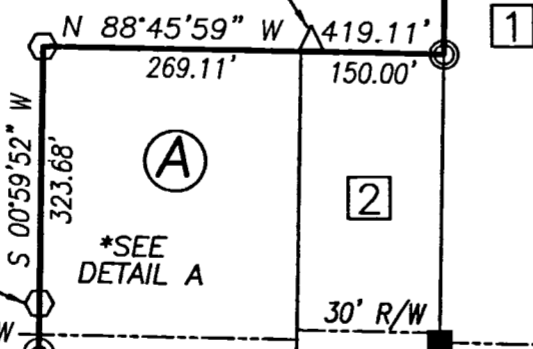
LOCATION MAP



NEFF ROAD (TR 292) (40' R/W)

N 00°57'54" E 2007.71'

IP FOUND BEARS N 41°56'52" E 0.79' FROM CORNER OF 1.116 AC



FCGS 5157
POB

N 88°45'59" W 241.41'

BEATTY ROAD (C-264) (40' R/W)

LEGEND

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

- ⊙ FRANKLIN COUNTY MONUMENT
- MAG NAIL (SET)
- IRON PIN (FOUND)
- 12" CONCRETE FENCE POST
- ⊙ 1/2" ⌀ IRON PIPE (FOUND)
- △ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG" (FOUND)
- ⬠ 3/4" ⌀ PIPE & YELLOW PLASTIC CAP STAMPED "5963" (FOUND)
- ⬠ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ADJOINER DEED REFERENCE

- 1 JEFFERY D & MARY B WALLACE
INST No. 200704180068159
2.525 ACRES
- 2 PATRICIA JEAN STRICKLAND (NOW BALL)
DB 3583 P 674
OR 7376 P A16
RODGER DAVID BALL
INST No. 200107110157037
1.116 ACRES PARCEL No. 230-001008-00

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
DATE: 04/04/17

RECEIVED

APR 05 2017

Franklin County Engineer

VMS 3809
VMS 3027

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**27.2845± ACRES,
VMS 3027, PLEASANT TOWNSHIP,
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR PATRICIA BALL**

SCALE : 1" = 200'	DATES	JOB No. S170316
200' 100' 0 200'	SURVEYED 03/2017	CREW: MW
	DRAWN 04/2017	DWN BY: NC