

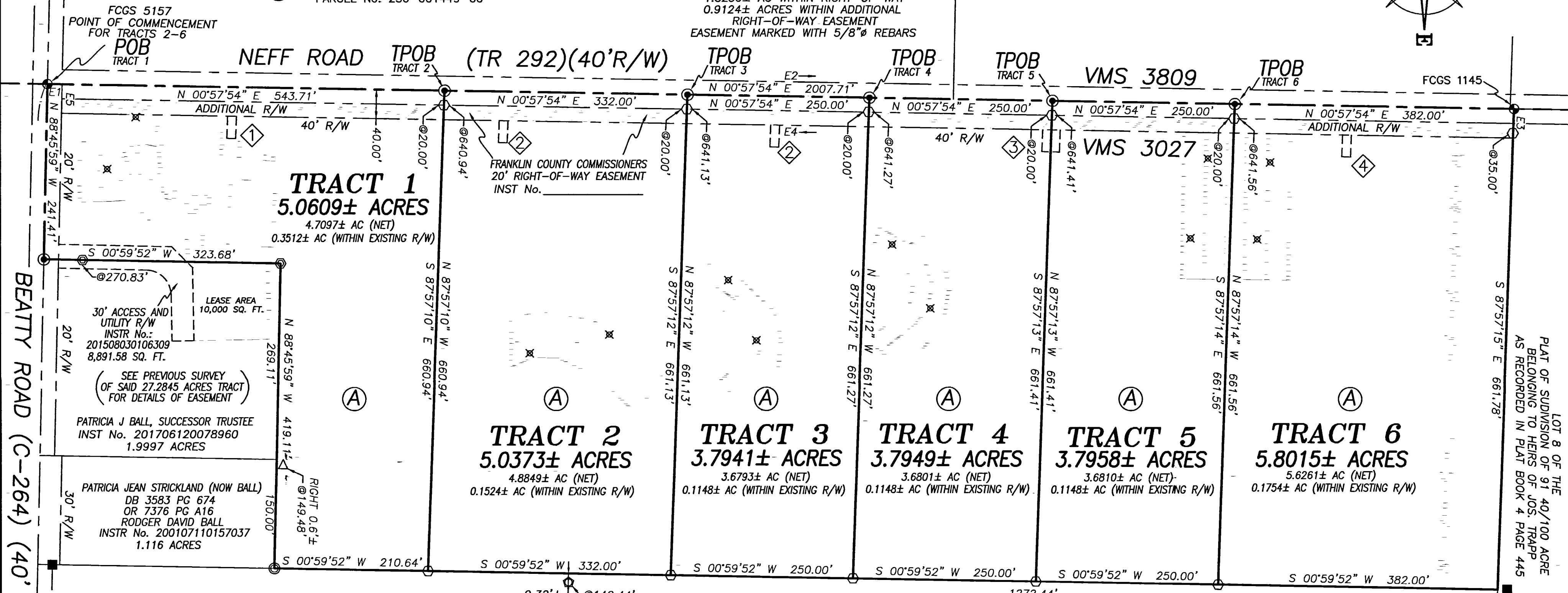
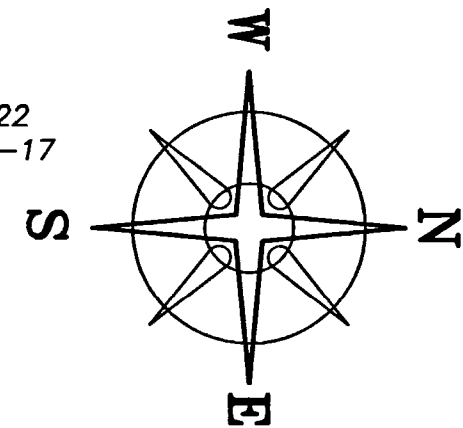
**DEED REFERENCE**  
**COUNTRY ACRES, LLC**  
**INSTR. No. 201707170097017**  
**27.2845 ACRES**  
 PARCEL No. 230-001449-00

**LINE TABLE**  
 PROPOSED 40' R/W EAST SIDE OF NEFF ROAD

LINE	BEARING	DISTANCE
E1	N 00°57'54" E	20.00'
E2	N 00°57'54" E	1987.71'
E3	S 87°57'15" E	40.01'
E4	S 00°57'54" W	1987.14'
E5	N 88°45'59" W	40.00'

1.8250± AC WITHIN RIGHT-OF-WAY  
 0.9124± ACRES WITHIN ADDITIONAL  
 RIGHT-OF-WAY EASEMENT  
 EASEMENT MARKED WITH 5/8" Ø REBAR

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)



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

PLAT OF SUBDIVISION OF 91 40/100 ACRE  
 BELONGING TO HERS OF JOS. TRAPP  
 AS RECORDED IN PLAT BOOK 4 PAGE 445

JACOB S RADOSEVICH  
 INST No. 200010060204128  
 INST No. 201009240124959

30° ACCESS AND UTILITY R/W  
 INSTR. No. 201508030106309  
 8,891.58 SQ. FT.  
 (SEE PREVIOUS SURVEY OF SAID 27.2845 ACRES TRACT FOR DETAILS OF EASEMENT)  
 PATRICIA J BALL, SUCCESSOR TRUSTEE  
 INST No. 201706120078960  
 1.9997 ACRES

PATRICIA JEAN STRICKLAND (NOW BALL)  
 DB 3583 PG 674  
 OR 7376 PG A16  
 RODGER DAVID BALL  
 INSTR No. 200107110157037  
 1.116 ACRES

JEFFERY D & MARY B WALLACE  
 INST No. 200704180068159  
 2.525 ACRES

**LOCATION MAP**  
 NOT TO SCALE

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

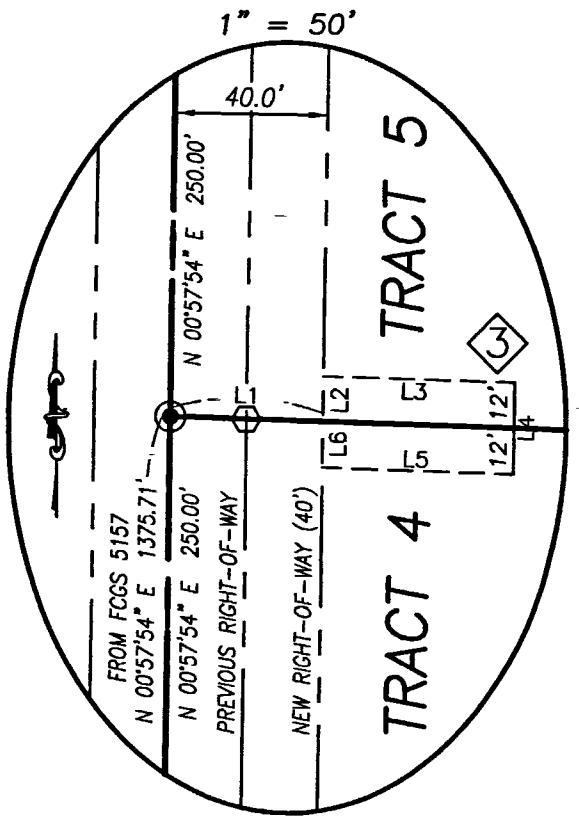
**LEGEND**

- 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" Ø IRON PIPE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG" (FOUND)
- 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "5963" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- SOIL TEST LOCATION

**DRIVEWAY NOTES**

- EXISTING DRIVE TO REMAIN INPLACE
- DRIVE SHALL BE PLACED A MINIMUM OF 360 FEET FROM ADJACENT DRIVES
- TRACTS 4 & 5 WILL HAVE THE BENEFIT OF A SHARED DRIVE EASEMENT AS SHOWN
- DRIVE SHALL BE PLACED A MINIMUM OF 387 FEET FROM SHARED DRIVE

**SHARED DRIVE DETAIL**  
 1" = 50'



**SHARED DRIVE LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 87°57'13" E	40.00'
L2	N 00°57'54" E	12.00'
L3	S 87°57'13" E	50.00'
L4	S 00°57'54" W	24.00'
L5	N 87°57'13" W	50.00'
L6	N 00°57'54" E	12.00'

**RECEIVED**  
 AUG 02 2017  
 Franklin County Engineer  
 Cornell R. Roberson, P.E., P.S.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
 DATE: 08/01/17

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

**TRACT SPLITS**  
**VMS 3027, PLEASANT TOWNSHIP,**  
**FRANKLIN COUNTY, STATE OF OHIO.**  
**SURVEYED FOR PATRICIA BALL**

SCALE : 1" = 100'	DATES	JOB No. S170316B
100' 50' 0 100'	SURVEYED 06/2017	CREW: MW, NC
	DRAWN 07/2017	DWN BY: NC