

DEED REFERENCE
DON W. & DALE E. BIDWELL
OR 523 PG 268 PICKAWAY COUNTY
 NO RECORD IN FRANKLIN COUNTY

PARCEL No. L2700010071500 (0.76 AC)
 PARCEL No. L2900050003200 (1.11 AC)
 PARCEL No. L2900050000900 (1.03 AC)

(A) 3.145 ACRES (DEED)

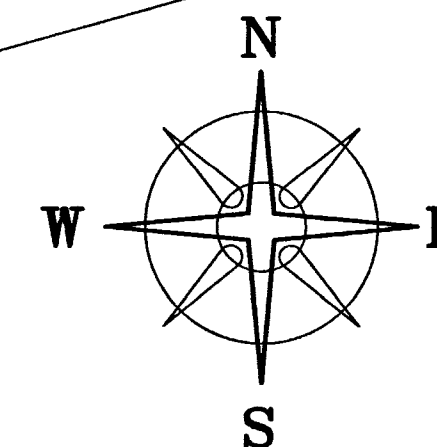
1 PARCEL No 1: 4.87 ORG ACRES
 2 1.725 ACRE EXCEPTION

PARCEL No. L2900050003300 (0.96 AC)
 PARCEL No. L2700010071600 (0.57 AC)
 PARCEL No. L2700010071700 (0.44 AC)

(B) 1.717 ACRES

PARCEL No 2

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 09/08/17
 WGS 1984 GEODETIC NORTH,
 CENTERLINE OF STAHL ROAD
 S 16°25'12" W



CARL E & CONNIE L HANSEN, TRUSTEE
 INSTR No. 200503280056142
 7.79 TOTAL ACRES
 7.78 ACRES (FRANKLIN CO.)

DON W BIDWELL
 INSTR No. 199904060085276 (FRANKLIN CO)
 OR 116 PG 701 (PICKAWAY CO)
 DALE E BIDWELL & BYRON W VOGEL,
 CO-TRUSTEES
 INSTR No. 201608040101586 (FRANKLIN CO)
 OR 724 PG 2217 (PICKAWAY CO)
 118.517 TOTAL ACRES
 20.717 ACRES (FRANKLIN CO)

PLEASANT TOWNSHIP
FRANKLIN COUNTY
PICKAWAY COUNTY
 SCIOTO TOWNSHIP
 COUNTY LINE ESTABLISHED BETWEEN
 STONES FOUND NEAR STAHL ROAD AND
 DENTON ROAD.

AUDITOR INFO

TRACT "A"
 BY DEED: 3.145 ACRES
 AUDITOR TOTAL: 2.90 ACRES
 SURVEYED: 3.3914± ACRES
 DIFFERENCE: +0.4914 ACRES

TRACT "B"
 BY DEED: 1.717 ACRES
 AUDITOR TOTAL: 1.97 ACRES
 SURVEYED: 1.6439± ACRES
 DIFFERENCE: -0.3261 ACRES

GARY D MURRAY
 INSTR No 201308120137658 (FRANKLIN CO)
 OR 687 PG 937 (PICKAWAY CO)
 3.70 TOTAL ACRES
 0.24 ACRES (FRANKLIN CO)
 3.46 ACRES (PICKAWAY CO)

5.0353± ACRES

DON W BIDWELL
 INSTR No. 199904060085276 (FRANKLIN CO)
 OR 116 PG 701 (PICKAWAY CO)
 DALE E BIDWELL & BYRON W VOGEL,
 CO-TRUSTEES
 INSTR No. 201608040101586 (FRANKLIN CO)
 OR 724 PG 2217 (PICKAWAY CO)
 118.517 TOTAL ACRES
 97.800 ACRES (PICKAWAY CO)

LARRY C DANIELS
 OR 178 PG 127
 ACRES 1.329

BOND STREET

STAHL ROAD (50' WIDE)

STAHL ROAD (CR-145, 40' R/W)

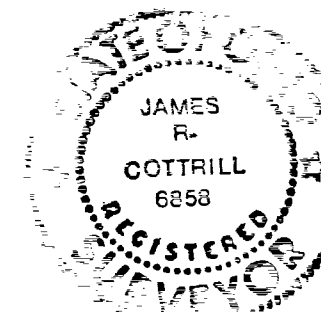
POINT OF COMMENCEMENT

TPOB

DON W. & DALE E. BIDWELL
 OR 523 PG 268
 0.279 ACRES
 PARCEL No L2701000001000
 PARCEL No 3

RECEIVED

Franklin County Engineer
 Campbell K. Anderson, P.E., P.S.



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

James R. Cottrill DATE: 12/13/19

NOTE

THIS PARCEL HAS ACCESS ON STAHL ROAD THROUGH THE
 ADJOINING 0.279 ACRE TRACT, PARCEL NUMBER L2701000001000,
 AS RECORDED IN OFFICIAL RECORD 523 PAGE 268 (PICKAWAY CO)
 AND IN THE FUTURE SHALL BE TRANSFERRED ONLY TOGETHER. THIS
 RESTRICTION SHALL RUN WITH THE LAND AND MAY BE MODIFIED
 ONLY UPON THE WRITTEN APPROVAL OF THE PICKAWAY COUNTY
 PLANNING COMMISSION. A MARGINAL ENTRY SHALL BE MADE ON
 THE ABOVE STATED DEED STATING "SEE OFFICIAL RECORD _____
 PAGE ____ FOR A RESTRICTION AFFECTING THIS PARCEL.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☒ MONUMENT BOX (FOUND)
- ▲ COUNTY STONE (FOUND)
- ⊗ 1" Ø PINCHED IRON PIPE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

COTTRILL SURVEYING, INC

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

**5.0353± ACRES, VMS 931,
 SCIOTO TWP, PICKAWAY CO, &
 PLEASANT TWP, FRANKLIN CO,
 STATE OF OHIO, SURVEYED FOR BIDWELL**

SCALE : 1" = 80'	JOB No. S191103	CREW:	MW
80' 40' 0 80'	SURVEYED 12/03/19	DWN BY:	NC
	DRAWN 12/04/19	CHECK:	RC