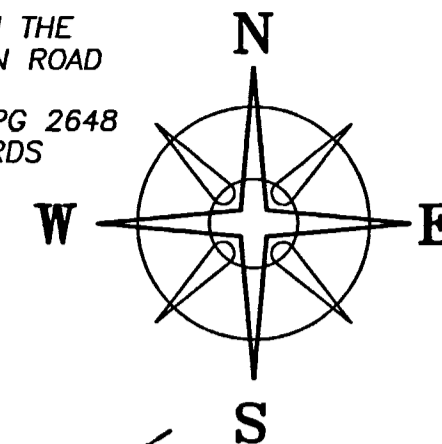


**DEED REFERENCE**

SHAYLYN & BRYAN VICKERS, JT LIVES  
 MADISON COUNTY  
 OR 393 PG 2266  
 TRACT 1A  
 (A) 5.136 ACRES  
 MAD PARCEL No. 01-00451.009  
 OR 394 PG 929  
 TRACT 2A  
 (B) 6.200 ACRES  
 MAD PARCEL No. 01-00451.000

FRANKLIN COUNTY  
 INSTR No. 202112010217813  
 TRACT 1B  
 (C) 5.564 ACRES  
 FRANK PARCEL No. 120-001307-00  
 INSTR No. 202112290233341  
 TRACT 2B  
 (D) 20.027 ACRES  
 FRANK PARCEL No. 120-001311-00

BEARINGS ARE BASED ON THE  
 CENTERLINE OF HAYDEN RUN ROAD  
 (N 77°51'34" E)  
 AS DESCRIBED IN OR 297 PG 2648  
 MADISON COUNTY RECORDS



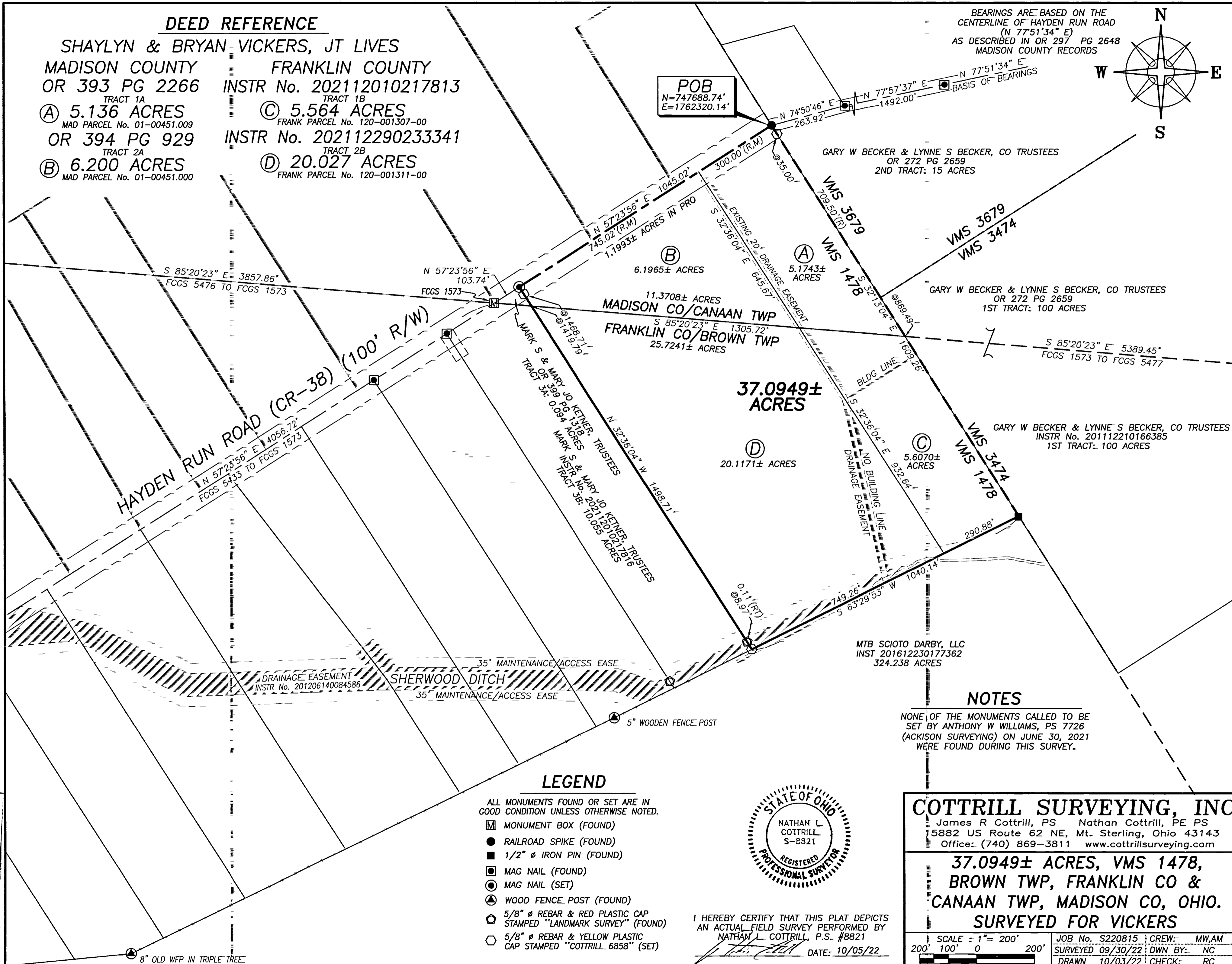
POB  
 N=747688.74'  
 E=1762320.14'

GARY W BECKER & LYNNE S BECKER, CO TRUSTEES  
 OR 272 PG 2659  
 2ND TRACT: 15 ACRES

GARY W BECKER & LYNNE S BECKER, CO TRUSTEES  
 OR 272 PG 2659  
 1ST TRACT: 100 ACRES

GARY W BECKER & LYNNE S BECKER, CO TRUSTEES  
 INSTR No. 201112210166385  
 1ST TRACT: 100 ACRES

MTB SCIOTO DARBY, LLC  
 INST 201612230177362  
 324.238 ACRES



HAYDEN RUN ROAD (CR-38) (100' R/W)

11.3708± ACRES  
 MADISON CO/CANAAN TWP  
 FRANKLIN CO/BROWN TWP  
 25.7241± ACRES

37.0949±  
 ACRES

VMS 3679  
 VMS 3474

VMS 3474  
 VMS 1478

SHERWOOD DITCH  
 DRAINAGE EASEMENT  
 INSTR No. 201206140084586

**NOTES**

NONE OF THE MONUMENTS CALLED TO BE  
 SET BY ANTHONY W WILLIAMS, PS 7726  
 (ACKISON SURVEYING) ON JUNE 30, 2021  
 WERE FOUND DURING THIS SURVEY.

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- RAILROAD SPIKE (FOUND)
- 1/2" Ø IRON PIN (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ▲ WOOD FENCE POST (FOUND)
- ⬠ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "LANDMARK SURVEY" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 10/05/22

**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

**37.0949± ACRES, VMS 1478,  
 BROWN TWP, FRANKLIN CO &  
 CANAAN TWP, MADISON CO, OHIO.  
 SURVEYED FOR VICKERS**

SCALE - 1" = 200'	JOB No. S220815	CREW: MW,AM
200' 100' 0 200'	SURVEYED 09/30/22	DWN BY: NC
	DRAWN 10/03/22	CHECK: RC

RECEIVED  
 OCT 17 2022  
 Franklin County Engineer  
 Geoff R. Stephenson, P.E., P.S.

8" OLD WFP IN TRIPLE TREE