

**DEED REFERENCE**

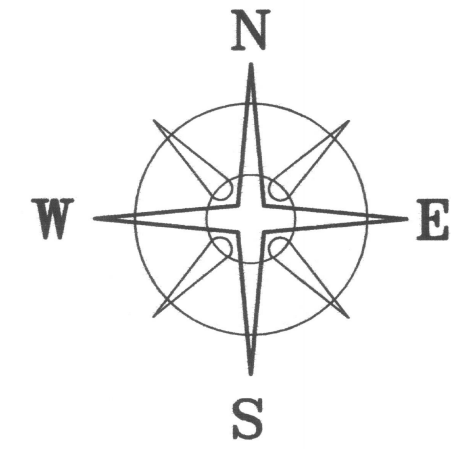
L ALEXANDER WARNER, TRUSTEE  
 INSTRUMENT No. 202108060139540  
 (A) 10.5574 ACRES  
 PARCEL No. 241-001475-00

**ADJOINER DEED REFERENCE**

(16WD) FRANKLIN COUNTY COMMISSIONERS  
 OR 642 PG G16 - 1.9627 ACRES  
 PARCEL 16WD

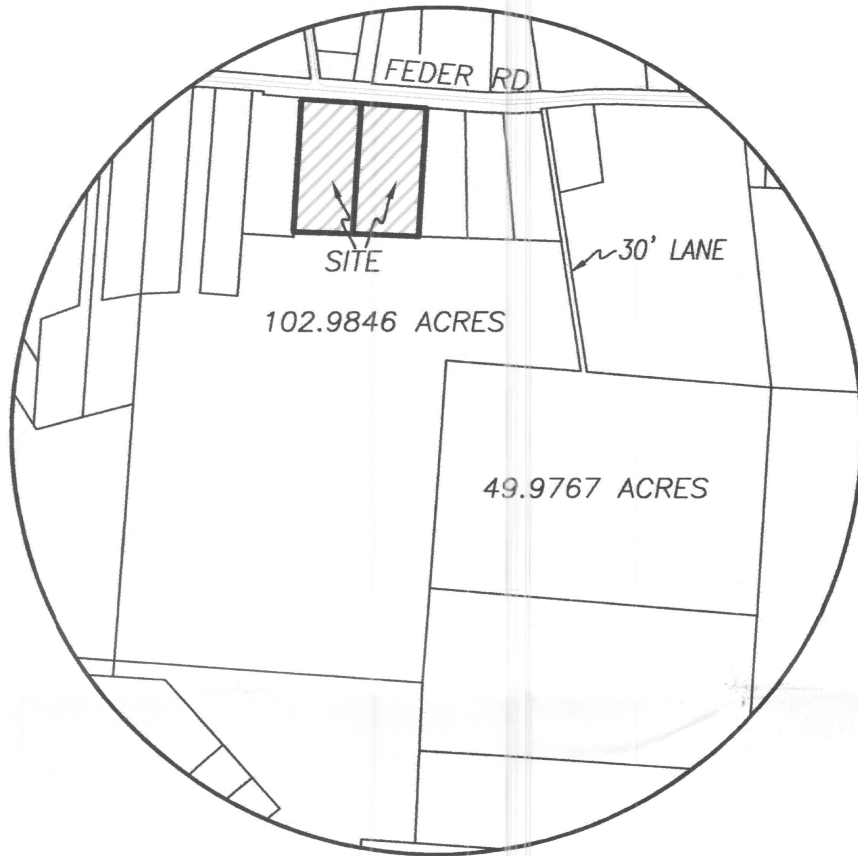
BEARINGS ARE BASED ON A GPS OBSERVATION  
 ON 03/16/16, WGS 1984 GEODETIC NORTH.  
 CENTERLINE OF FEDER ROAD IS S 85°59'04" E  
 BETWEEN FCGS 1777 & FCGS 1771

LINE	BEARING	DISTANCE
L1	S 10°25'03" W	40.26'
L2	S 85°40'28" E	66.74'
L3	S 03°29'08" W	10.00'
L4	S 03°31'47" W	10.00'
L5	S 85°40'28" E	66.62'



**LOCATION MAP**

NOT TO SCALE



**PRAIRIE TWP**

**BROWN TWP**

**FEDER ROAD (CR 22, R/W WIDTH VARIES)**

FRANKLIN COUNTY COMMISSIONERS  
 0.060 ACRE HIGHWAY EASEMENT  
 IN 202109140162633

TPOB  
 5.0011±  
 ACRES

TPOB  
 0.1528±  
 ACRES

RICHARD M SELLS JR., TRUSTEE  
 OF THE LHW1316 TRUST  
 INSTR No. 202110130185304  
 4.4290 ACRES  
 241-001476-00

5.0011±  
 ACRES  
 (A)

5.4035±  
 ACRES  
 (A)

TPOB  
 5.4035±  
 ACRES

EXISTING DRIVE

CORT D & KELLY L HAMILTON  
 INSTR No. 201705030059577  
 3.5806 ACRES

**BROWN TWP**

STREAM & WETLANDS FOUNDATION  
 INSTR No. 202312080128214  
 102.9846 ACRES  
 241-000645-00

**ADDITIONAL RIGHT-OF-WAY**

0.1528± ACRES IN ADDITIONAL RIGHT-OF-WAY

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- 1/2" Ø IRON PIN (FOUND)
- 1" Ø IRON PIPE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL LLC 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
 DATE: 12/05/24

**RECEIVED**

DEC 09 2024

FRANKLIN COUNTY ENGINEER  
 BRAD FOSTER, P.E., P.S.

**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE  
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
 Office: (740) 869-3811 www.cottrillsurveying.com

**5.0011± & 5.4035± ACRES,  
 VMS 7071, PRAIRIE TOWNSHIP,  
 FRANKLIN COUNTY, STATE OF OHIO.  
 SURVEYED FOR PHILLIP GIBSON**

SCALE : 1" = 100'  
 100' 50' 0 100'

JOB No. S200827E CREW: NC  
 SURVEYED 09/14/20 DWN BY: NC  
 DRAWN 09/14/20 CHECK: RC