

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## Annexation of 55.9126 Acres Surveyed for Grand Communities

The following described 55.9126 acre tract is situated in the State of Ohio, Pickaway County, Harrison Township, Section 7, Township 9N, Range 21W, being part of a 57.0151 acre tract (Parcel D1200010007400 and Parcel D1300300011400 in Village of Ashville) conveyed to Joseph Benton Hedges and Barbara Ann Hedges Arthurs by Official Record 798 page 349, and being more particularly described as follows:

Beginning at a mag nail set in the line between Section 7, Township 9N, Range 21W and Section 12, Township 2N, Range 22W, being in the corporation line of the Village of Ashville and in the southbound lane of Circleville Avenue (Township Road 31, 50 feet wide) and being the Northwest corner of said 57.0151 acre tract, said mag nail bears South 03° 26' 22" West a distance of 1707.93 feet from an iron pin found at the centerline intersection of Circleville Avenue and State Route 752;

Thence, with a proposed corporation line and the North line of said 57.0151 acre tract, **South 86° 00' 02" East**, passing the centerline of Circleville Avenue in the Southwest corner of a 64.30 acre tract conveyed to Robert C Hess, Trustee by Official Record 671 page 1374 at 4.60 feet, passing a 14 inch octagonal concrete fence post found at 23.31 feet, a total distance of **1130.88 feet** to an iron pin and cap set at the Southwest corner of an original 75 acre tract conveyed to Robert C Hess, Trustee by Official Record 671 page 1374;

Thence, with a proposed corporation line and the South line of said 75 acre tract, **South 87° 18' 58" East**, passing the Southwest corner of a 55.50 acre tract conveyed to Robert C Hess, Trustee by Official Record 671 page 1374 at 1401.18 feet, a total distance of **1565.23 feet** to an iron pin and cap set at the northwest corner of a 41.2770 acre tract conveyed to Jeffrey Call by Official Record 790 page 3581;

Thence, with a proposed corporation line and said 41.2770 acre tract with the following three courses:

- 1) **South 03° 19' 43" West** a distance of **187.56 feet** to an iron pin and cap set;
- 2) **South 55° 57' 15" West** a distance of **1030.69 feet** to an iron pin and cap set;
- 3) **South 37° 52' 55" West** a distance of **483.65 feet** to an iron pin and cap set in the North line of a 123.847 original acre tract conveyed to Jeffrey Call by Official Record 789 page 4897;

Thence, with a proposed corporation line and the North line of said 123.847 original acre tract, **North 86° 24' 33" West**, passing the Northeast corner of a 14.696 acre tract conveyed to Village Chapel Church by Official Record 755 page 2171 and being a corner to the Corporation line of Village of Ashville at 214.54 feet, continuing with said existing corporation line, passing the Northeast corner of a 0.6 acre tract (Hedges Cemetery) and corner to said Corporation line at 1406.79 feet, continuing with a proposed corporation line and said North line of Cemetery a total distance of **1452.15 feet** to an iron pin and cap set at the Southeast corner of Tract 7 of Hedges Home Sites Subdivision as recorded in Plat Book 4 page 46 and being a corner to said Corporation line;



Thence, with the East line of said subdivision and with said existing corporation line, **North 03° 41' 28" East** a distance of **744.90 feet** to a 1/2 inch diameter iron pipe found at the Northeast corner of Tract 1 of said Subdivision;

Thence, continuing with said existing corporation line and across said 57.0151 acre tract with the following two courses:

- 1) **North 03° 41' 28" East** a distance of **304.97 feet** to a point;
- 2) **North 85° 46' 00" West** a distance of **158.01 feet** to the southbound lane of Circleville Avenue and in the line between Section 7, Township 9N, Range 21W and Section 12, Township 2N, Range 22W;

Thence, with said Section line and said existing corporation line, **North 03° 41' 28" East** a distance of **148.19 feet** returning to the **Point of Beginning**, containing **55.9126 Acres** more or less to be annexed into the Village of Ashville.

Bearings are based on a GPS observation on August 24, 2017, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed November 23, 2021 and described June 28, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S2220609-ANNEX)



*Nathan L. Cottrill*  
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 Nathan L. Cottrill, PS #8821

**SURVEY PLAT AND LEGAL DESCRIPTION**  
**MATHEMATICALLY APPROVED**  
**PICKAWAY COUNTY ENGINEER**  
 BY: JAF      DATE 10/11/2022