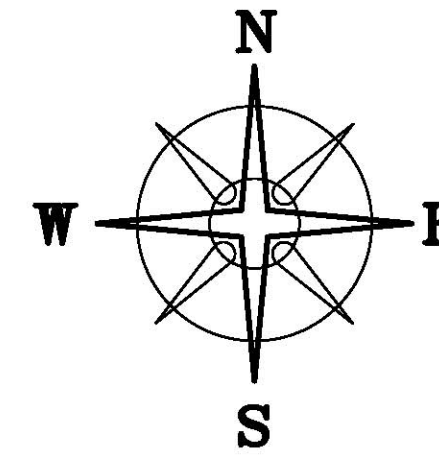


BEARINGS BASED ON THE C OF FEDERAL ROAD (S 89°30'E)
AS DESCRIBED IN D.B. 274, PG. 783.



FEDERAL ROAD (50'R/W)(C.R. 2)

POB

R/W

C

R/W

S 89°30'00" E 387.74'

N 89°30'00" W 573.52'

N 07°17'21" W 398.28'

(B) 2.3316± ACRES

3.2320± ACRES

(A)

INGRESS/EGRESS EASEMENT
N 01°04'42" E 10.81'
S 89°30'00" E 42.47'

JASON & LISA THOMPSON
OR 170 P 121
1.2213 ACRES

JOHN R. GOSSARD TRUST
D.B. 274, PG. 783
106.1783 ACRES

(A)

(A)

(A)

(A)

(A)

(A)

(A)

(A)

(A)

(A)

(A)

(A)

(A)

0.9004± ACRES

S 85°15'26" W 229.73'

S 07°25'10" E 16.94'

S 85°23'19" W 370.26'

JOHN R. & EILEEN GOSSARD, TRUSTEES
OR 132 P 70
33.7684 ACRES

DEED REFERENCE

JOHN MARK & SHERYL L. GOSSARD, REV. TRUST

OR P

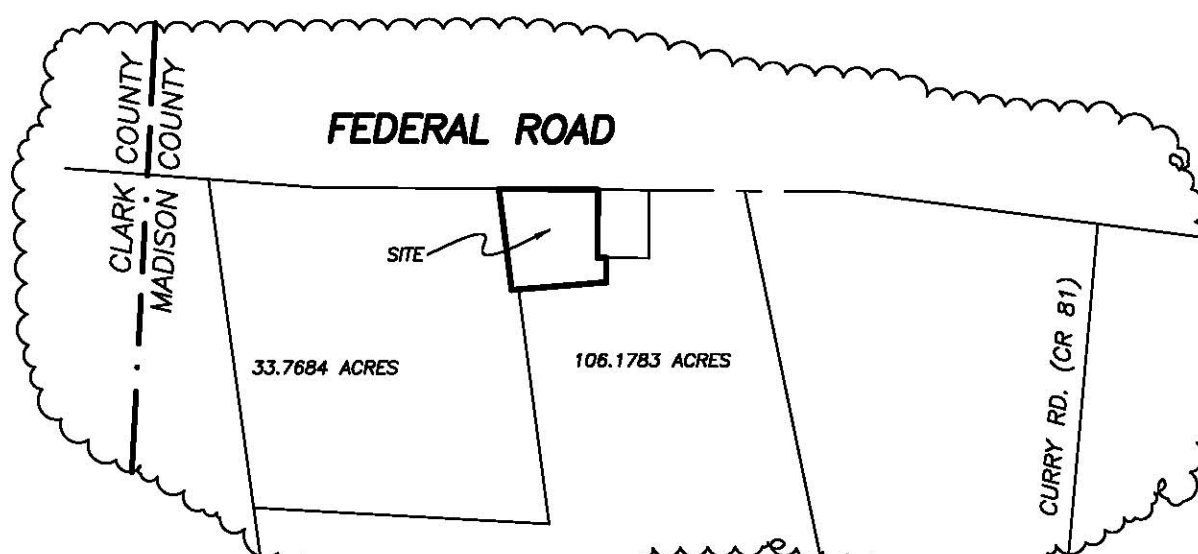
(A) 0.9004 ACRES

(B) 2.3316 ACRES

LEGEND

- IRON PIN (FOUND)
- △ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- RAIL ROAD SPIKE (PREVIOUSLY SET)
- ▲ MAG NAIL (PREVIOUSLY SET)
- MAG NAIL (SET)
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



LOCATION MAP

NTS



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

James R. Cottrill DATE: _____

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**3.2320± ACRES, VMS 10097,
STOKES TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR MARK GOSSARD**

DATE DRAWN:
8/26/11
JOB # S111006

SCALE : 1" = 60'
60' 30' 0' 60'

CREW: MW
DWN. BY: RC

0.9004 Acre Tract
Surveyed for Mark Gossard

The following described 0.9004 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 10097, and being part of a 107.0787 acre tract conveyed to John R. Gossard, Trust by Deed Book 274 page 783 , and being more particularly described as follows:

Beginning at a railroad spike previously set in the centerline of Federal Road (50 ft. right-of-way) (County Road 2), said spike is at the northwest corner of a 1.2213 acre tract conveyed to Jason and Lisa Thompson by Official Record 170 page 121;

Thence, with said 1.2213 acre tract the following 2 courses:

- 1) South 00° 29 minutes 00 seconds West, passing an iron pin and cap previously set at 25.00 ft., a total distance of 266.00 ft. to an iron pin and cap previously set
- 2) South 89° 30 minutes 00 seconds East a distance of 34.91 ft. to an iron pin and cap set;

Thence, across said 107.0787 acre, the following 2 new courses:

- 1) South 00° 28 minutes 38 seconds West a distance of 95.64 ft. to an iron pin and cap set
- 2) South 85° 23 minutes 19 seconds West a distance of 343.43 ft. to the east line of a 36.100 acre tract conveyed to John R. and Eileen Gossard, Trustees by Official Record 132 page 70;

Thence, with the east line of said 36.100 acre tract, the following 3 courses:

- 1) North 07° 25 minutes 10 seconds West a distance of 16.94 ft.
- 2) North 85° 15 minutes 26 seconds East a distance of 229.73 ft.
- 3) North 01° 29 minutes 43 seconds West a distance of 354.66 ft. to a point in the centerline of said Federal Road

Thence, with the centerline of said Federal Road, South 89° 30 minutes 00 seconds East a distance of 92.96 ft. returning to the point beginning containing **0.9004 acres** more or less.

The hereinabove described 0.9004 acre tract is subject to an Ingress/Egress Easement as shown on plat accompanying this legal description.

Bearings are based on the centerline of Federal Road (South 89° 30 minutes East) as described in Deed Book 274 page 783.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed October 26, 2011 by James R. Cottrill registration #6858. (Job #S111006A)

James R. Cottrill

James R. Cottrill,

2.3316 Acre Tract
Surveyed for Mark Gossard

The following described 2.3316 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 10097, and being part of a 36.100 acre tract conveyed to John R. and Eileen Gossard, Trustees by Official Record 132 page 70, and being more particularly described as follows:

Beginning at a point in the centerline of Federal Road (50 ft. right-of-way) (County Road 2), said point is at the north east corner of said 36.100 acre tract and the northwest corner of a 107.0787 acre tract conveyed to John R. Gossard, Trust by Deed Book 274 page 783;

Thence, with the line between said 36.100 and said 107.0787 acre tracts the following 3 courses:

- 1) South 01° 29 minutes 43 seconds East a distance of 354.66 ft.
- 2) South 85° 15 minutes 26 seconds West a distance of 229.73 ft.
- 3) South 07° 25 minutes 10 seconds East a distance of 16.94 ft.

Thence, across said 36.100 acre tract the following 2 new courses:

- 1) South 85° 23 minutes 19 seconds West a distance of 26.83 ft. to an iron pin and cap set
- 2) North 07° 17 minutes 21 seconds West, passing an iron pin and cap set at 370.85 ft., a total distance of 398.28 ft. to a mag nail set in the centerline of said Federal Road;

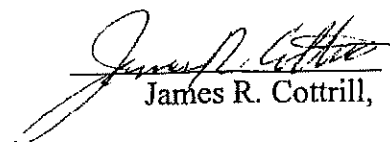
Thence, with the centerline of said Federal Road, South 89° 30 minutes 00 seconds East a distance of 294.78 ft. returning to the point beginning containing **2.3316 acres** more or less.

Bearings are based on the centerline of Federal Road (South 89° 30 minutes East) as described in Deed Book 274 page 783.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed October 26, 2011 by James R. Cottrill registration #6858. (Job #S111006B)


James R. Cottrill,