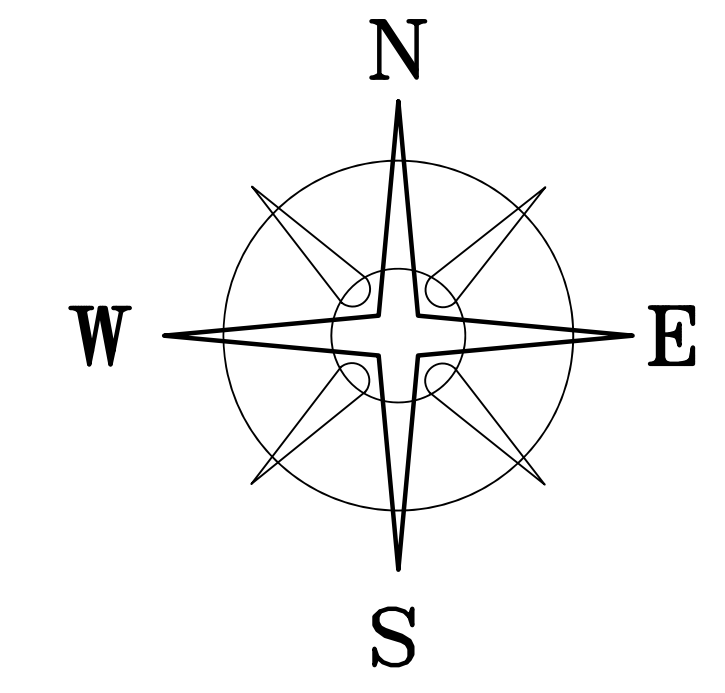


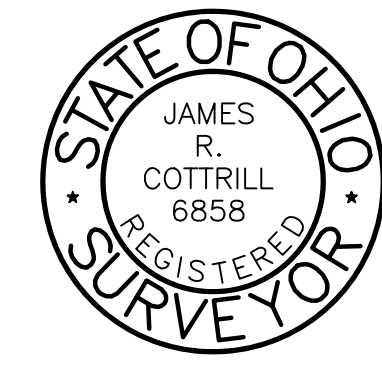
BEARINGS ARE BASED ON THE C OF STATE ROUTE 207 (N 04°45' E) AS DESCRIBED IN D.B. 292 PAGE 384



**DEED REFERENCE**  
**DAVID J. & MICHELLE JOSLIN**  
 OR 190 P 1341  
 (A) 21.0863 ACRES 17-00679.000  
 (B) 5.4290 ACRES 17-00025.000  
**MARGARET H JOSLIN, ET AL**  
 OR 212 P 565  
 (C) 28.6750 ACRES 17-00334.001

**NOTES**  
 2.1597± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO JOSLIN'S 28.6750 ACRE TRACT.

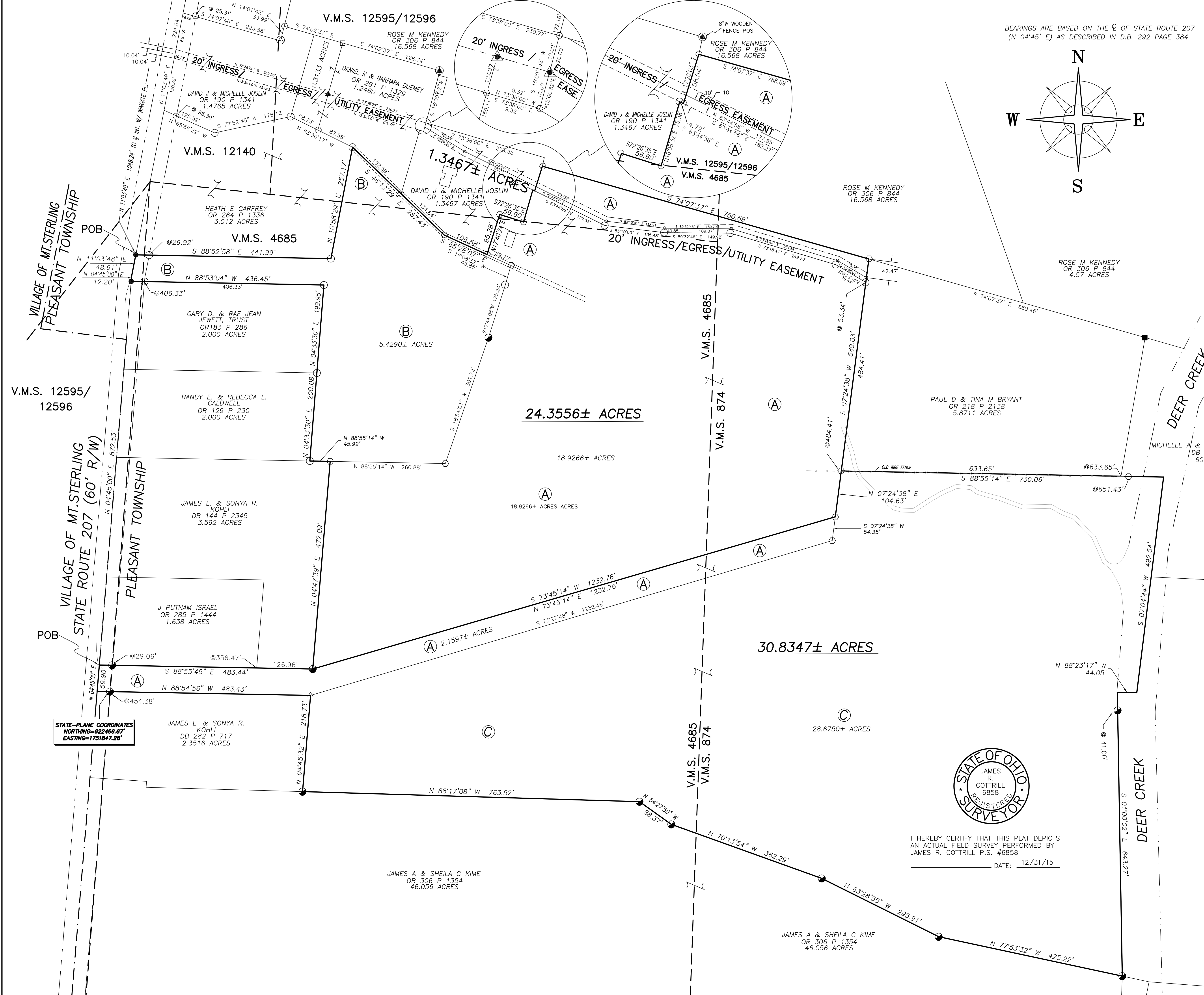
- LEGEND**
- ▲ WOOD FENCE POST (FOUND)
  - △ 5" METAL FENCE POST (FOUND)
  - 5/8" REBAR & RED PLASTIC CAP STAMPED "MCCARTY & ASSOC." (FOUND)
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "RL 6106" (FOUND)
  - 3/4" IRON PIPE (FOUND)
  - 1" IRON PIPE (FOUND)
  - △ 5/8" IRON PIN (FOUND)
  - ▲ 1/2" IRON PIN (FOUND)
  - ▲ RAILROAD SPIKE (SET)
  - MAGNETIC NAIL (FOUND)
  - P K NAIL (FOUND)
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
 DATE: 12/31/15

**COTTRILL SURVEYING LLC**  
 8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811  
**24.3556± & 30.8347± ACRES.**  
**VMS 874, 4685, & 12595/12596,**  
**PLEASANT TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR DAVID JOSLIN**

DATE DRAWN: 12/18/15  
 JOB#: S151203  
 F.B. #S130307  
 SCALE: 1" = 100'  
 100' 50' 0' 100'  
 CREW: MW  
 DWN. BY: RC  
 CK. BY:



STATE-PLANE COORDINATES  
 NORTHING=622466.67'  
 EASTING=1751847.28'

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **24.3556 Acre Tract Surveyed for Dave Joslin**

The following describe 24.3556 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 874, 4685, and 12595/12596, and being part of a 21.0863 acre tract (17-00679.000) and all of a 5.4290 acre tract (17-00025.000), both tracts conveyed to David J and Michelle Joslin by Official Record 190 page 1341, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 207 (60 feet right-of-way) said point is at the northwest corner of a laneway leading to said 5.4290 acre tract, and the southwest corner of a 3.012 acre tract conveyed to Heath E Carfrey by Official Record 264 page 1336, the centerline intersection of said State Route 207 with Wingate Place bears North 11° 03 ' 49 seconds East a distance of 1048.24 feet;

Thence, with said 3.012 acre tract, the following two courses:

- 1) **South 88° 52 min. 58 seconds East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found at 29.92 feet, a total distance of **441.99 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found
- 2) **North 10° 58 min. 29 seconds East** a distance of **257.17 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found in the south line of a 1.2460 acre tract conveyed to Daniel R and Barbara Duemey by Official Record 291 page 1329;

Thence, with the south line of said 1.2460 acre tract and a small ditch, **South 46° 12 min. 29 seconds East**, passing an iron pin and cap previously set at the southwest corner of a 1.3467 acre tract conveyed to David J and Michelle Joslin by Official Record 190 page 1341 at 152.59 feet, a total distance of **287.43 feet** to an iron pin and cap previously set;

Thence, with said 1.3467 acre tract the following six courses:

- 1) **South 65° 28 min. 07 seconds East** a distance of **106.58 feet** to an iron pin and cap previously set
- 2) **North 17° 40 min. 24 seconds East** a distance of **95.28 feet** to an iron pin and cap previously set
- 3) **South 72° 26 min. 35 seconds East** a distance of **56.60 feet** to an iron pin and cap previously set
- 4) **North 16° 08 min. 32 seconds East** a distance of **75.58 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found
- 5) **South 63° 44 min. 56 seconds East** a distance of **4.72 feet** to an iron pin and cap previously set
- 6) **North 17° 20 min. 03 seconds East** a distance of **58.54 feet** to an iron pin and cap previously set corner to a 16.568 acre tract conveyed to Rose M Kennedy by Official Record 306 page 844;

Thence, with the south line of said 16.568 acre tract, **South 74° 07 min. 37 seconds East** a distance of **768.69 feet** to an iron pin and cap previously set at the northwest corner of a 5.8711 acre tract conveyed to Paul D and Tina M Bryant by Official Record 218 page 2138;

Thence, with the west line of said 5.8711 acre tract, **South 07° 24 min. 38 seconds West**, passing a PK nail found in the centerline of an 20 feet Ingress Egress Easement to State Route 207 at 42.47 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty

and Associates "found at 53.34 feet, also passing an iron pin and cap previously set corner to a 28.6750 acre tract conveyed to Margaret H Joslin, et al. Official Record 212 page 565 at 484.41 feet, a total distance of **589.03 feet** to an iron pin and cap set;

Thence, with a new line across said 21.0863 acre tract, **South 73° 45 min. 14 seconds West** a distance of **1232.76 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at the southeast corner of a 3.592 acre tract conveyed to James L and Sonya R Kohli by Deed Book 144 page 2345;

Thence, with said 3.592 acre tract the following two courses:

- 1) **North 04° 47 min. 39 seconds East** a distance of **472.09 feet** to an iron pin and cap previously set
- 2) **North 88° 55 min. 14 seconds West** a distance of **45.99 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found at the southeast corner of a 2.000 acre tract conveyed to Randy E and Rebecca L Caldwell by Official Record 129 page 230;

Thence, with the east line of said 2.000 acre tract, **North 04° 33 min. 30 seconds East** a distance of **200.08 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found at the southeast corner of a 2.000 acre tract conveyed to Gary D and Rae Jean Jewett, Trust by Official Record 183 page 286;

Thence, with said Jewett's 2.000 acre tract the following two courses:

- 1) **North 04° 33 min. 30 seconds East** a distance of **199.95 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found
- 2) **North 88° 53 min. 04 seconds West** passing a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty and Associates "found at 406.33 feet, a total distance of **436.45 feet** to a mag nail found in the centerline of said State Route 207;

Thence, with the centerline of said State Route 207, the following two courses:

- 1) **North 04° 45 min. 00 seconds East** a distance of **12.20 feet**
- 2) **North 11° 03 min. 48 seconds East** a distance of **48.61 feet** returning to the point of beginning containing **24.3556 Acres** more or less, of which 18.9266 acres more or less is part of said 21.0863 acre tract and 5.4290 acres more or less is all of said 5.4290 acre tract.

Subject to and with the benefit of a 20 feet Ingress/Egress/Utility Easement near the north line of the hereinabove described 24.3556 acre tract and running to State Route 207 and being more clearly shown on plat accompanying this legal description.

Bearings are based on the centerline of State Route 207 (North 04 ° 45 min. East) as described in Deed Book 292 page 384.

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 December 17, 2015 by James R. Cottrill registration #6858. (Job #S151203-24-3556AC)

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **30.8347 Acre Tract Surveyed for Dave Joslin**

The following describe 30.8347 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 874, 4685, and 12595/12596, and being part of a 21.0863 acre tract (17-00679.000) conveyed to David J and Michelle Joslin by Official Record 190 page 1341, and all of a 28.6750 acre tract (17-00334.000) conveyed to Margaret H Joslin, et al. by Official Record 212 page 565, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 207 (60 feet right-of-way) said point is at the northwest corner of a laneway leading to said 21.0863 acre tract, and the southwest corner of a 1.638 acre tract conveyed to J Putnam Israel by Official Record 285 page 1444, the centerline intersection of said State Route 207 with Wingate Place bears North 04° 45 min. 00 seconds East a distance of 884.73 feet and North 11° 03 min. 49 seconds East a distance of 1096.85 feet;

Thence with the south line of said 1.638 acre tract, **South 88° 55 min. 45 seconds East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at 29.06 feet, also passing the southwest corner of a 3.592 acre tract conveyed to James L and Sonya R Kohli by Deed Book 144 page 2345 at 356.47 feet, a total distance of **483.44 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found corner to said 21.0863 acre tract;

Thence, with a new line across said 21.0863 acre tract, **North 73° 45 min. 14 seconds East** a distance of **1232.76 feet** to an iron pin and cap set in the line of said 28.6750 acre tract;

Thence, with said 28.6750 acre tract, **North 07° 24 min. 38 seconds East** a distance of **104.63 feet** to an iron pin and cap previously set at the Southwest corner of a 5.8711 acre tract conveyed to Paul D and Tina M Bryant by Official Record 218 page 2138;

Thence, with the south line of said 5.8711 acre tract, **South 88° 55 min. 14 seconds East**, passing a corner of a 60.12 acre tract conveyed to Michelle A and George W Lohstroh by Deed Book 280 page 835 at 633.65 feet, also passing an iron pin and cap previously set at 651.43 feet, a total distance of **730.06 feet** to a point near the centerline of Deer Creek;

Thence, with said 60.12 acre tract and said Deer Creek, **South 07° 04 min. 44 seconds West**, passing the northwest corner of a 54.42 acre tract conveyed to Sarah G Smith by Deed Book 184 page 164, a total distance of **492.54 feet** to a point in said Deer Creek;

Thence, with the following two courses of said 54.42 acre tract:

- 1) **North 88° 23 ' 17 seconds West** a distance of **44.05 feet** to a point on the west bank of said Deer Creek
- 2) **South 01° 00 ' 02 seconds East** along the west bank of said Deer Creek, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at 41.00 feet, a total distance of **643.27 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found in the north line of a 46.056 acre tract conveyed to James A and Sheila C Kime by Official Record 306 page 1354;

Thence, along the north line of said 46.056 acre tract the following 5 courses:

- 1) **North 77° 53 ' 32 seconds West** a distance of **425.22 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found
- 2) **North 63° 28 ' 55 seconds West** a distance of **295.91 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found

- 3) **North 70° 13 ' 54 seconds West** a distance of **362.29 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found
- 4) **North 54° 27 min. 50 seconds West** a distance of **88.37 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found
- 5) **North 88° 17 ' 08 seconds West** a distance of **763.52 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at the southeast corner of a 2.3516 acre tract conveyed to James L and Sonya R Kohli by Deed Book 282 page 717

Thence, with said 2.3516 acre tract the following two courses:

- 1) **North 04° 45 ' 32 seconds East** a distance of **218.73 feet** to a 5/8 inch diameter iron pin found
- 2) **North 88° 54 min. 56 seconds West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at 454.38 feet, a total distance of **483.43 feet** to a point in the centerline of said State Route 207;

Thence, with the centerline of said State Route 207, **North 04° 45 min. 00 seconds East** a distance of **59.90 feet** returning to the point of beginning containing **30.8347 Acres** more or less, of which 2.1597 acres more or less is part of said 21.0863 acre tract and 28.6750 acres more or less is all of said 28.6750 acre tract.

Bearings are based on the centerline of State Route 207 (North 04 ° 45 min. East) as described in Deed Book 292 page 384.

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 December 17, 2015 by James R. Cottrill registration #6858. (Job #S151203-30-8347AC)

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James R. Cottrill, PS