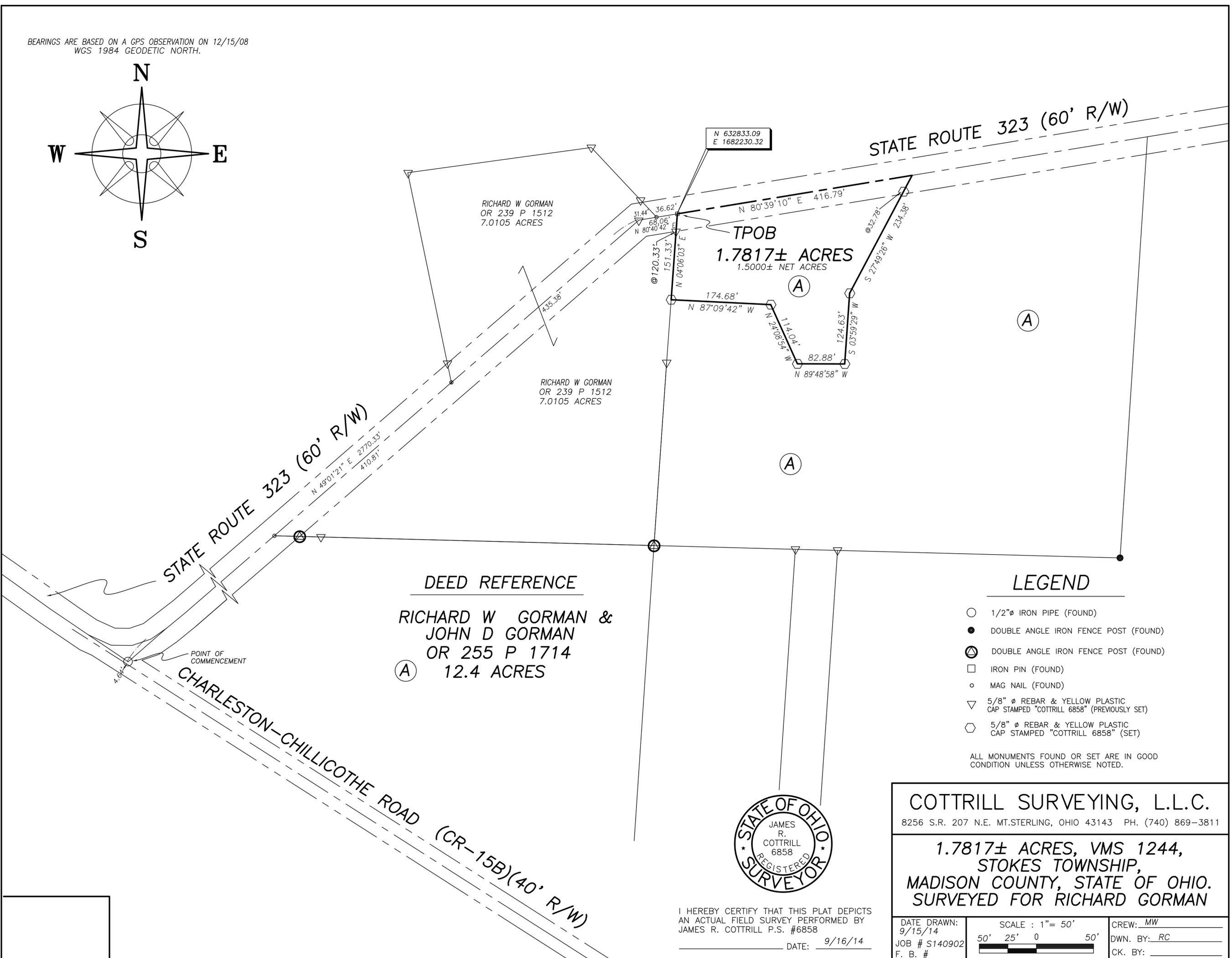
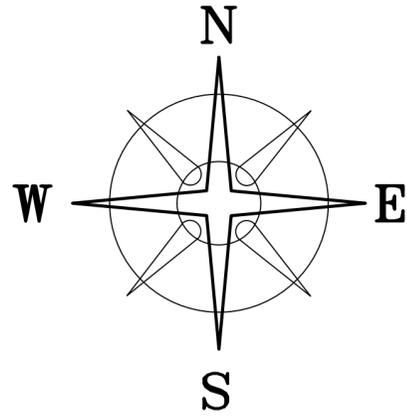


BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/15/08
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

RICHARD W GORMAN &
JOHN D GORMAN
OR 255 P 1714
12.4 ACRES

LEGEND

- 1/2" Ø IRON PIPE (FOUND)
- DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊗ DOUBLE ANGLE IRON FENCE POST (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ▽ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (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: 9/16/14

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

**1.7817± ACRES, VMS 1244,
STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RICHARD GORMAN**

DATE DRAWN: 9/15/14	SCALE : 1" = 50'	CREW: MW
JOB # S140902	50' 25' 0 50'	DWN. BY: RC
F. B. #		CK. BY:

Cottrill Surveying, LLC

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

1.7817 Acre Tract *Surveyed for Richard Gorman*

The following described 1.7817 acre tract is situated in the state of Ohio, Madison County, Stokes Township, VMS 1244, and being part of a 12.4 acre tract conveyed to Richard W Gorman and John D Gorman by Official Record 255 page 1714, and being more particularly described as follows:

Commencing at a 1/2 inch diameter iron pipe found at an angle point in the centerline of State Route 323 (60 feet right-of-way), said pipe is Northeast 4.64 feet as measured perpendicular to the centerline of Charleston-Chillicothe Road (County road 15B) (40 feet right-of-way);

Thence, with the centerline of said State Route 323 the following two courses:

- 1) North 49° 01' 21" East a distance of 2770.33 feet to an iron pin and cap previously set
- 2) North 80° 40' 42" East a distance of 68.06 feet to an iron pin found at the Northwest corner of said 12.4 acre tract and corner to a 7.0105 acre tract conveyed to Richard W Gorman by Official Record 239 page 1512, said iron pin is also **The True Point of Beginning**;

Thence, continuing with the centerline of said State Route 323, **North 80° 39' 10" East** a distance of **416.79 feet** to a point in said centerline;

Thence, across said 12.4 acre tract the following 5 new courses:

- 1) **South 27° 49' 26" West**, passing an iron pin and cap set at 32.78 feet, a total distance of **234.38 feet** to an iron pin and cap set
- 2) **South 03° 59' 29" West** a distance of **124.63 feet** to an iron pin and cap set
- 3) **North 89° 48' 58" West** a distance of **82.88 feet** to an iron pin and cap set
- 4) **North 24° 08' 54" West** a distance of **114.04 feet** to an iron pin and cap set
- 5) **North 87° 09' 42" West** a distance of **174.68 feet** to an iron pin and cap set in the East line of said 7.0105 acre tract;

Thence, with the East line of said 7.0105 acre tract, **North 04° 06' 03" East**, passing an iron pin and cap previously set at 120.33 feet, a total distance of 151.33 feet returning **To the True Point of Beginning** containing **1.7817 Acres** more or less.

Bearings are based on a GPS observation on 12/15/08, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed September 16, 2014 by James R. Cottrill registration #6858. (Job #S140902-1-7817AC)

James R. Cottrill, PS