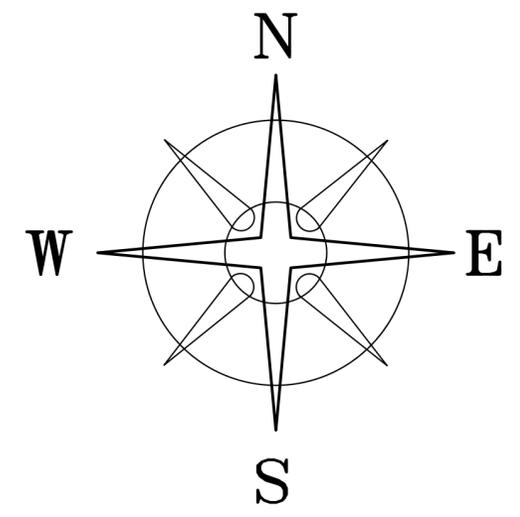


BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/22/10 W.G.S. 1984 GEODETIC NORTH.



NOTE

10.0001± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO MAGGARD'S 4.057 ACRE TRACT.

DEED REFERENCE

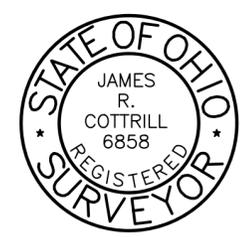
SCOTT & DEBRA J. McCLELLAND
 OR _____ P _____
 (A) 12.9733 ACRES
 17-00219.000

LEGEND

- 3/4" Ø IRON PIPE (FOUND)
- △ 1/2" Ø IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/4" Ø IRON PIN (FOUND)
- 1/4" Ø IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

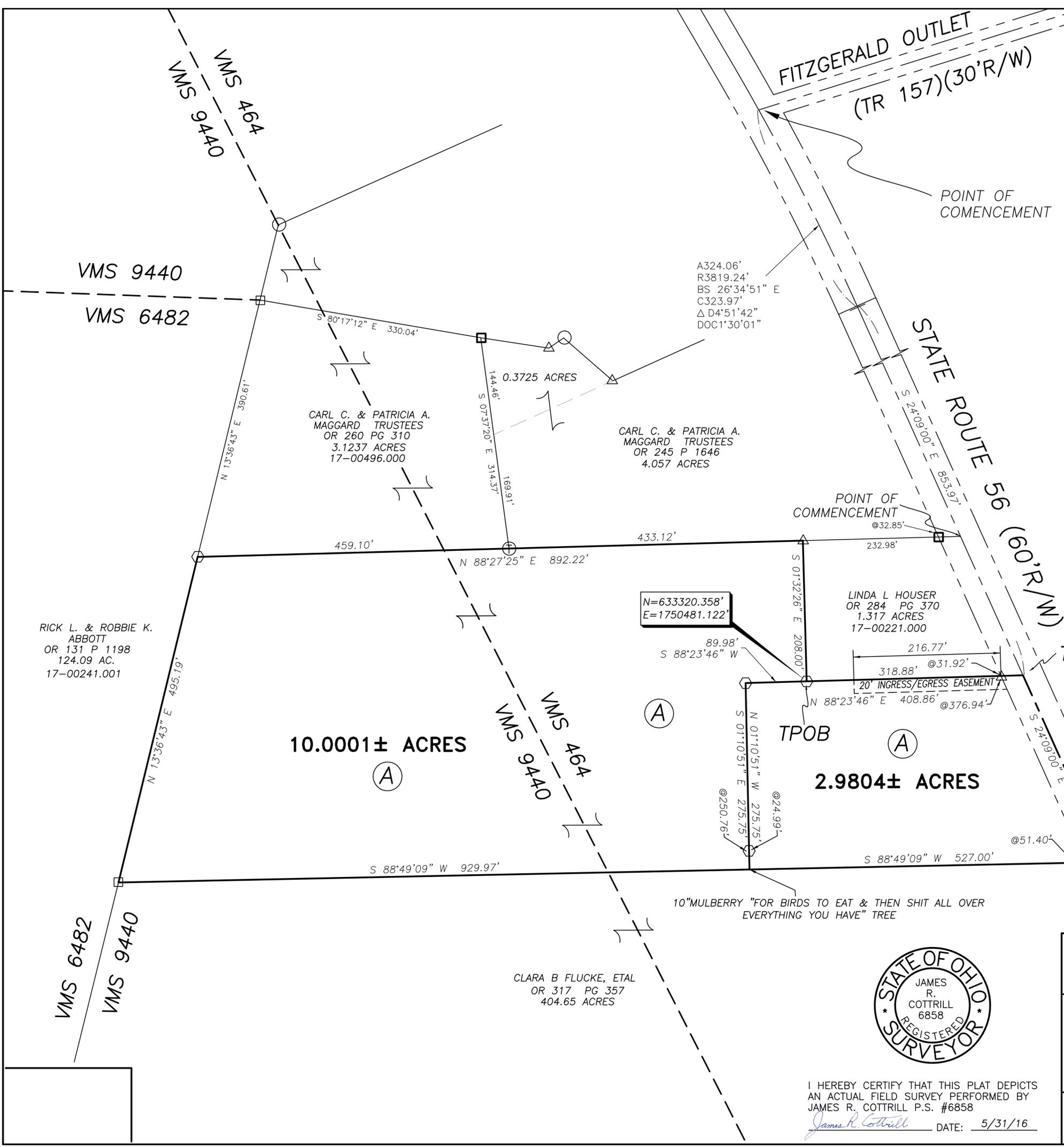
VMS LINES ARE MEASURED FROM GIS MAP.



COTTRILL SURVEYING, L.L.C.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
10.0001± & 2.9804± ACRES, VMS 464 & 9440, PLEASANT TOWNSHIP, MADISON COUNTY, OHIO. SURVEYED FOR SCOTT McCLELLAND.

DATE DRAWN: 5/26/16	SCALE : 1" = 100'	CREW: MW
JOB # S160514	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 5/31/16



N=633320.358'
E=1750481.122'

(A)

(A)

(A)

CLARA B FLUCKE, ETAL
 OR 317 PG 357
 404.65 ACRES

RICK L. & ROBBIE K. ABBOTT
 OR 131 P 1198
 124.09 AC.
 17-00241.001

CARL C. & PATRICIA A. MAGGARD TRUSTEES
 OR 260 PG 310
 3.1237 ACRES
 17-00496.000

CARL C. & PATRICIA A. MAGGARD TRUSTEES
 OR 245 P 1646
 4.057 ACRES

LINDA L HOUSER
 OR 284 PG 370
 1.317 ACRES
 17-00221.000

TPOB

2.9804± ACRES

10.0001± ACRES

10" MULBERRY "FOR BIRDS TO EAT & THEN SHIT ALL OVER EVERYTHING YOU HAVE" TREE

POINT OF COMMENCEMENT @32.85'

POINT OF COMMENCEMENT

TPOB

TPOB

216.77'
318.88' @31.92'

20' INGRESS/EGRESS EASEMENT

N 88°23'46" E 408.86' @376.94'

POINT OF COMMENCEMENT @32.85'

S 01°32'26" E 208.00'

232.98'

433.12'

459.10'

N 88°27'25" E 892.22'

0.3725 ACRES

144.46'

S 07°37'20" E 314.37'

169.91'

S 07°37'20" E 314.37'

A324.06'
R3819.24'
BS 26°34'51" E
C323.97'
Δ D4°51'42"
DOC1°30'01"

STATE ROUTE 56 (60'R/W)

S 24°06'00" E 833.97'

VMS 9440
VMS 464

VMS 9440

VMS 6482

N 13°36'43" E 380.61'

N 13°36'43" E 495.79'

VMS 9440
VMS 464

VMS 6482
VMS 9440

VMS 9440

S 88°49'09" W 929.97'

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

2.9804 Acre Tract

Surveyed for Scott McClelland

The following described 2.9804 acre tract is situated in the State of Ohio, Pleasant Township, VMS 464, being part of a 12.9733 acre tract (17-00219.000) conveyed to Scott and Debra J. McClelland by Official Record ____page_____, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 56 (60 feet right-of-way) with the centerline of Fitzgerald Outlet (Township Road 157) (30 feet right-of-way);

Thence, with the centerline of said State Route 56, the following two courses:

- 1) with a curve to the right, radius of 3819.24 feet, arc length of 324.06 feet, cord bears South 26° 34' 51" East a chord length of 323.97 feet
- 2) South 24° 09' 00" East a distance of 853.97 feet to the east corner common to said 12.9733 acre tract and a 1.317 acre tract conveyed to Linda L Hauser by Official Record 294 page 370 and **The True Point of Beginning**;

Thence, continuing with the centerline of said State Route 56, **South 24° 09' 00" East** a distance of **302.78 feet** to the northeast corner of a 404.65 acre tract conveyed to Calera B Fluke, et al. by Official Record 317 page 357;

Thence, with the north line of said 404.65 acre tract, **South 88° 49' 09" West**, passing an iron pin and cap set at 51.40 feet, a total distance of **527.00 feet** to a 10 inch diameter Mulberry tree;

Thence, across said 12.9733 acre tract the following 2 new courses:

- 1) **North 01° 10' 51" West**, passing an iron pin and cap set at 24.99 feet, a total distance of **275.75 feet** to an iron pin and cap set
- 2) **North 88° 23' 46" East**, passing an iron pin and cap set at the southwest corner of said 1.317 acre tract at 89.98 feet, and continuing along the south line of said 1.317 acre tract, passing a 1/2 inch diameter iron pipe at 376.94 feet, a total distance of **408.86 feet** returning to **The True Point of Beginning** containing **2.9804 Acres** more or less.

Subject to a 20 feet Ingress Egress Easement as shown on plat accompanying this legal description;

Bearings are based on a GPS observation on June 22, 2010, 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 L.L.C. 6858."

This description is based on a field survey performed May 26, 2016 by James R. Cottrill, PS registration #6858. (Job #S160514-2-9804AC)



James R. Cottrill, PS

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

10.0001 Acre Tract

Surveyed for Scott McClelland

The following described 10.0001 acre tract is situated in the State of Ohio, Pleasant Township, VMS 464 and 9440, being part of a 12.9733 acre tract (17-00219.000) conveyed to Scott and Debra McClelland by Official Record ____page_____, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 56 (60 feet right-of-way) with the centerline of Fitzgerald Outlet (Township Road 157) (30 feet right-of-way);

Thence, with the centerline of said State Route 56, the following two courses:

- 1) with a curve to the right, radius of 3819.24 feet, arc length of 324.06 feet, cord bears South 26° 34' 51" East a chord length of 323.97 feet
- 2) South 24° 09' 00" East a distance of 853.97 feet to the east corner common to said 12.9733 acre tract and a 1.317 acre tract conveyed to Linda L Hauser by Official Record 294 page 370;

Thence, with the line between said 1.317 and 12.9733 acre tracts, South 88° 23' 46" West, passing a 1/2 inch diameter iron pipe found at 31.92 feet, a total distance of 318.88 feet to an iron pin and cap set at the southwest corner of said 1.317 acre tract and **The True Point of Beginning;**

Thence, across said 12.9733 acre tract the following 2 new courses:

- 1) **South 88° 23' 46" West** a distance of **89.98 feet** to an iron pin and cap set
- 2) **South 01° 10' 51" East**, passing an iron pin and cap set at 250.76 feet, a total distance of **275.75 feet** to a 10 inch diameter Mulberry tree found in the north line of a 404.65 acre tract conveyed to Calera B Fluke, et al. by Official Record 317 page 357;

Thence, with the north line of said 404.65 acre tract **South 88° 49' 09" West** a distance of **929.97 feet** to a 3/4 inch diameter iron pin found in the east line of a 124.09 acre tract conveyed to Rick L and Robbie K Abbott by Official Record 161 page 1198 said pin is also in the line between VMS 9440 and 6482;

Thence, with said VMS line and the east line of said 124.09 acre tract, **North 13° 36' 43" East** a distance of **495.19 feet** to an iron pin and cap previously set at the southwest corner of a 3.1237 acre tract conveyed to Carl C and Patricia A Maggard, Trustees by Official Record 260 page 310;

Thence, with the south line of said 3.1237 acre tract, **North 88° 27' 25" East**, passing a 3/4 inch T-bar and cap found at the southwest corner of a 4.057 acre tract also conveyed to Carl C and Patricia A Maggard, Trustees by Official Record 245 page 1646 at 459.10 feet and continuing along the south line of said 4.057 acre tract a total distance of **892.22 feet** to a 1/2 inch diameter iron pipe found at the northwest corner of said 1.317 acre tract;

Thence, with the west line of said 1.317 acre tract, **South 01° 32' 26" East** a distance of **208.00 feet** returning to **The True Point of Beginning** containing **10.0001 Acres** more or less.

The hereinabove described 10.0001 acre tract is to become part of and contingent to Maggard's 4.057 acre tract.

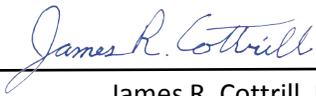
Bearings are based on the centerline of Road (North 50° 36' 53" West) as described in Official Record page.

Bearings are based on a GPS observation on DATE, 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 L.L.C. 6858."

This description is based on a field survey performed May 26, 2016 by James R. Cottrill, PS registration #6858. (Job #S160514-10-0001AC)


James R. Cottrill, PS