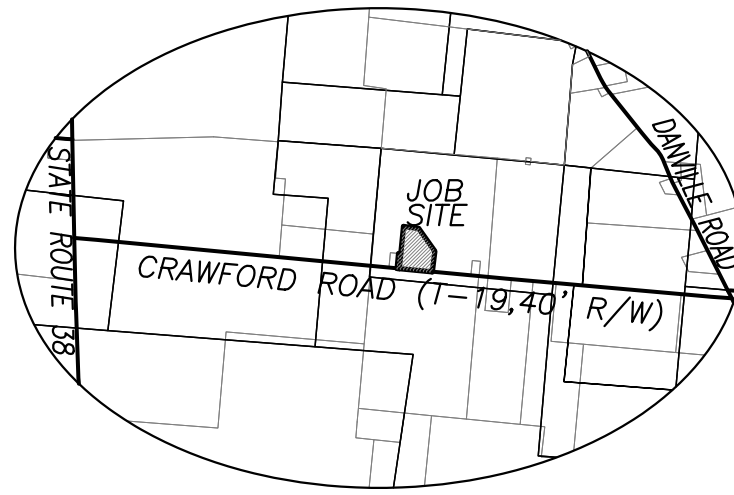


LOCATION MAP

NOT TO SCALE



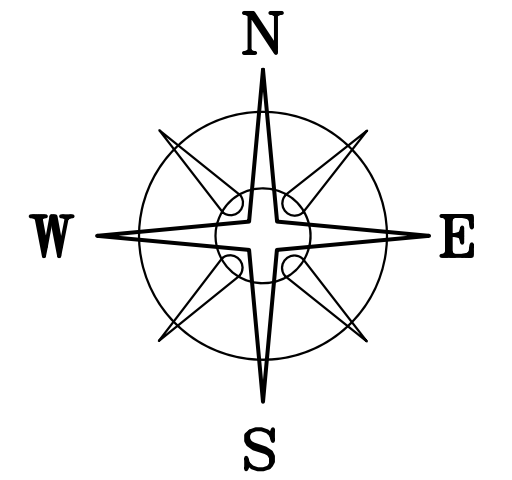
NOTES

0.3166± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO SHOAF'S 1.092 ACRE TRACT.

DEED REFERENCE

JAMES O SHOAF
OR 15 P 484

Ⓐ 123.016 ORIG. ACRES
PARCEL #21-00260.000



BEARINGS ARE BASED ON A GPS OBSERVATION ON 03/04/17 WGS 1984 GEODETIC NORTH.

STATE ROUTE 38

VMS 8492

VMS 6070

VMS 8492

VMS 6070

RONALD L & SHARON KAY SHOAF
DB 235 P 287
1.092 ACRES
0.3166± ACRES
10.8400± ACRES

11.5000± ACRES

11.1639± ACRES (NET)

0.3166± ACRES

0.2953± ACRES (NET)

POINT OF COMMENCEMENT

S 85°14'30" E 5878.51'

S 85°04'27" E 515.00'

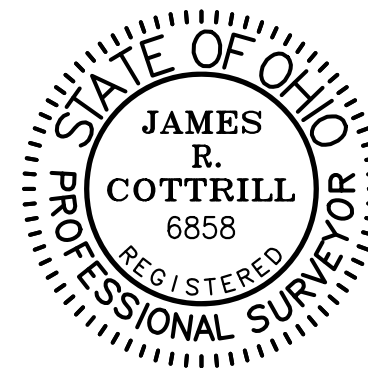
TPOB
N 640,280.53'
E 1,698,947.31'

CRAWFORD ROAD (T-19,40' R/W)

LEGEND

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

- ▣ MONUMENT BOX (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- MAG NAIL (SET)



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

James R. Cottrill DATE: 4/04/17

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**0.3166± & 11.5000± ACRES,
VMS 6070, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RON SHOAF**

SCALE: 1" = 100'
100' 50' 0 100'

DATES	JOB No. S170317
SURVEYED 04/2017	CREW: MW
DRAWN 04/2017	DWN BY: NC & RC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.3166 Acre Tract Surveyed for Ron Shoaf

The following described 0.3166 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6070, being part of an original 123.016 acre tract (Parcel #21-00260 .000) conveyed to James O Shoaf by Official Record 15 page 484, and being more particularly described as follows:

Commencing at the centerline Intersection of State Route 38 with Crawford Road (Township Road 19) (40 feet right-of-way);

Thence, with the centerline of said Crawford Road the following two courses:

- 1) South 85° 14' 30" East a distance of 5878.51 feet to a mag nail set at the southwest corner of said 123.016 acre tract and in the line between VMS 8492 and 6070
- 2) South 85° 04' 27" East a distance of 515.00 feet to a mag nail set at the southeast corner of a 1.092 acre tract conveyed to Ronald L and Sharon Kay Shoaf by Deed Book 235 page 287 and the **True Point of Beginning;**

Thence, with the east line of said 1.092 acre tract, **North 04° 58' 40" East**, passing a 5/8 inch diameter iron pin at 24.97 feet, a total distance of **297.25 feet** to a 5/8 inch diameter iron pin found at the northeast corner of said 1.092 acre tract;

Thence, across said 123.016 acre tract the following two new courses:

- 1) **South 85° 04' 27" East** a distance of **46.40 feet** to an iron pin and cap set
- 2) **South 04° 58' 40" West**, passing an iron pin and cap set at 279.18 feet, a total distance of **297.18 feet** to a mag nail set in the centerline of said Crawford Road;

Thence, with the centerline of said Crawford Road, **North 85° 09' 31" West** a distance of **46.40 feet** returning to the true point of beginning containing **0.3166 Acres** more or less.

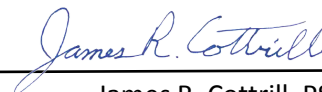
The hereinabove described 0.3166 acre tract is to become part of and contingent to Shoaf's 1.092 acre tract.

Bearings are based on a GPS observation on April 3, 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 6858."

This description is based on a field survey performed April 4, 2017, by James R. Cottrill, PS registration #6858. (Job #S170317-0-3166AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

11.5000 Acre Tract Surveyed for Ron Shoaf

The following described 11.5000 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6070, being part of an original 123.016 acre tract (Parcel #21-00260.000) conveyed to James O Shoaf by Official Record 15 page 484, and being more particularly described as follows:

Commencing at the centerline Intersection of State Route 38 with Crawford Road (Township Road 19) (40 feet right-of-way);

Thence, with the centerline of said Crawford Road the following 3 courses:

- 1) South 85° 14' 30" East a distance of 5878.51 feet to a mag nail set at the southwest corner of said 123.016 acre tract and in the line between VMS 8492 and 6070
- 2) South 85° 04' 27" East a distance of 515.00 feet to a mag nail set at the southeast corner of a 1.092 acre tract conveyed to Ronald L and Sharon Kay Shoaf by Deed Book 235 page 287
- 3) South 85° 09' 31" East a distance of 46.40 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 123.016 acre tract the following 4 new courses:

- 1) **North 04° 58' 40" East**, passing iron pin and caps set at 18.00 and 297.18 feet, a total distance of **837.10 feet** to an iron pin and cap set
- 2) **South 82° 57' 35" East**, a distance of **303.18 feet** to an iron pin and cap set (buried 1 foot deep)
- 3) **South 35° 58' 19" East** a distance of **666.20 feet** to an iron pin and cap set (buried 1 foot deep)
- 4) **South 06° 23' 17" West**, passing an iron pin and cap set at 301.37 feet, a total distance of **321.37 feet** to a mag nail set in the centerline of said Crawford Road;

Thence, with the centerline of said Crawford Road, **North 85° 09' 31" West** a distance of **731.70 feet** returning to the True Point of Beginning containing **11.5000 Acres** more or less.

Bearings are based on a GPS observation on April 3, 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 6858."

This description is based on a field survey performed April 4, 2017, by James R. Cottrill, PS registration #6858. (Job #S170317-11-5000AC)


James R. Cottrill, PS