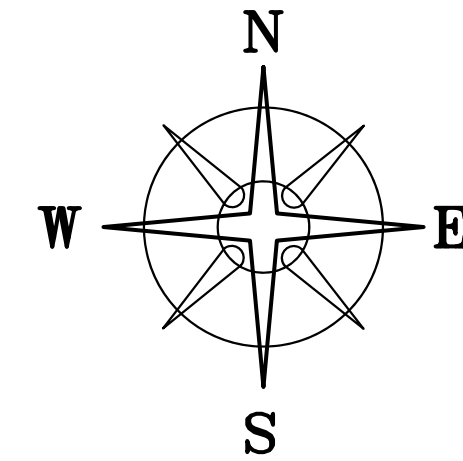


BEARINGS BASED ON THE CENTERLINE OF NIOGA-TOOPS ROAD  
(S 01°00'00" W) AS DESCRIBED IN DEED BOOK 251 PAGE 353.



CORRECTIVE DEED  
GREGORY J. & JODI L.  
GARRISON  
O. R. \_\_\_\_\_ P. \_\_\_\_\_  
\_\_\_\_\_ ACRES

JOYCE M. & DEAN  
PORTER  
DEED BOOK 261 PAGE 539  
0.7471 ACRES

JOYCE M. & DEAN  
PORTER  
DEED BOOK 251 PAGE 353  
1.0005 ACRES

TAMMY J. BRAMMER  
OFFICIAL RECORD 149 PAGE 863  
1.5429 ACRES

**6.7514± ACRES**

**DEED REFERENCE**  
**MATTHEW A. WOOD**  
**OFFICIAL RECORD 221 PAGE 19**  
**6.7365± ACRES**

**NOTE**

THE PURPOSE OF THIS CORRECTIVE SURVEY IS TO EXTEND THE NORTH LINE OF WOOD'S 6.7365 ACRE TRACT TO THE SOUTH LINE OF GARRISON'S \_\_\_\_\_ ACRE TRACT.

ROGER E. THOMPSON PS 6552 & I MET IN MY OFFICE ON 11/24/08 & 11/26/08. WE BOTH AGREE ON THE NORTHWEST CORNER THAT I ESTABLISHED, IN THE ORIGINAL LOCATION AS DESCRIBED IN OR 33 P 94, ON THE PLAT OF 91.8803 ACRE SURVEY. ROGER ALSO AGREED TO CHANGE HIS SURVEYS OF 100.667 & 36.770 ACRES TO MATCH THE SURVEY OF 91.8803 ACRES.

**LEGEND**

- IRON PIN (FOUND)
  - ⊙ MAG NAIL (FOUND) SET BY (R.E. THOMPSON)
  - MAG NAIL (SET)
  - ⊙ 1/2" THIN WALLED IRON PIPE (FOUND)
  - △ P K NAIL (FOUND)
  - ⬡ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

ROMONA Y. THOMPSON, TRUSTEE OF THE  
ROGER W. THOMPSON TRUST  
O.R. 324 PAGE 2445  
91.8803± ACRES

EXISTING TILE (ON COUNTY MAINTENANCE)

NIOGA-TOOPS ROAD (CR-60)(45' R/W)

McKENDREE ROAD (T-55)(40' R/W)

CORRECTIVE DEED



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

James R. Cottrill DATE: 4/15/09

**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811  
**6.7514 ACRES, V.M.S. 5799**  
**PLEASANT TOWNSHIP, MADISON COUNTY**  
**STATE OF OHIO**  
**SURVEYED FOR MATT WOOD**

DATE DRAWN: 4/15/09	SCALE : 1" = 100' 100' 50' 0 100'	CREW: MW
JOB # S060704		DWN. BY: MW
F. B. # 39		CK. BY: RC

Corrective Deed  
6.7514 Acre Tract  
Surveyed for Matt Wood

The purpose of this corrective survey is to extend the north line of Wood's 6.7365 acre tract to the south line of Garrison's \_\_\_\_ acre tract (the original south line of a 220.5 acre tract as recorded in Official Record 33 page 94).

The following described 6.7514 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 5799, being all of a 6.7365 acre tract (Parcel 17-00676.004) conveyed to Matthew A. Wood by Official Record 221 page 19 , and be more particularly described as follows:

Beginning at a PK nail found in the centerline of Nioga-Toops Road (County Road 60)(45' right-of-way), said PK nail is southeast corner of a 1.5429 acre tract conveyed to Tammy J. Brammer by official record 149 page 863;

Thence, with the centerline of said Nioga-Toops Road, South 01 degree 00 minutes 00 seconds West a distance of 270.00 ft. to a mag nail set in said centerline, said mag nail is at the northeast corner of a 91.8803 acre tract conveyed to Ramona Y. Thompson, Trustee of the Roger W. Thompson Trust by Official Record 324 page 2445;

Thence, with said 91.8803 acre tract the following 2 new courses:

- 1) North 87° 10 minutes 28 seconds West, passing an iron pin and cap set at 22.81 ft., a total distance of 648.72 ft. to an iron pin and cap set
- 2) North 02° 04 minutes 42 seconds East a distance of 689.88 ft. to an iron pin and cap set in the south line of a \_\_\_\_\_ acre tract conveyed to Gregory J. and Jodi L. Garrison by Official Record \_\_\_\_\_ page \_\_\_\_\_ (corrective deed) (the original south line of said 220.5 acre tract);

Thence, with the south line of said \_\_\_\_\_ acre tract (the original south line of said 220.5 acre tract), South 85° 42 minutes 08 seconds East a distance of 263.24 ft. to an iron pin and cap set;

Thence, South 03° 59 minutes 10 seconds East, passing a 1/2 inch diameter iron thin walled pipe found at the northwest corner of a 0.7471 acre tract conveyed to Joyce M. and Dean Porter by Deed Book 261, page 539 at 1.83 ft., also passing the western corner common to said 0.7471 and said 1.5429 acre tracts at 222.83 ft., a total distance of 409.91 ft. to a 1/2 inch diameter iron thin walled pipe found at the south west corner of said 1.5429 acre tract;

Thence, with the south line of said 1.5429 acre tract, South 86° 07 minutes 34 seconds East, passing an iron pin and cap set over a 1/2 inch diameter thin walled iron pipe found at 313.99 ft., a total distance of 337.40 ft. returning to the point beginning containing **6.7514 Acres** more or less.

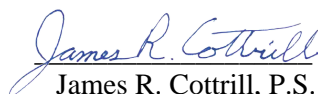
Bearings are based on the centerline of Nioga-Toops Road (South 01° 00 minutes 00 seconds West) as described in Deed Book 251 page 353.

Subject to a 30 ft. drainage easement, said drainage easement is tangent to and 30 ft. east of the west line of the hereinabove described 6.7365 acre tract and also extends from the south line to the northern most line of said 6.7365 acre tract and is more clearly shown on plat accompanying this legal description.

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 April 15, 2009 by James R. Cottrill registration #6858. (Job #S060704) – Revised May 2, 2017

  
James R. Cottrill, P.S.