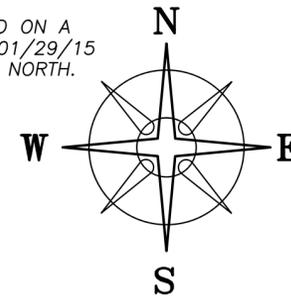
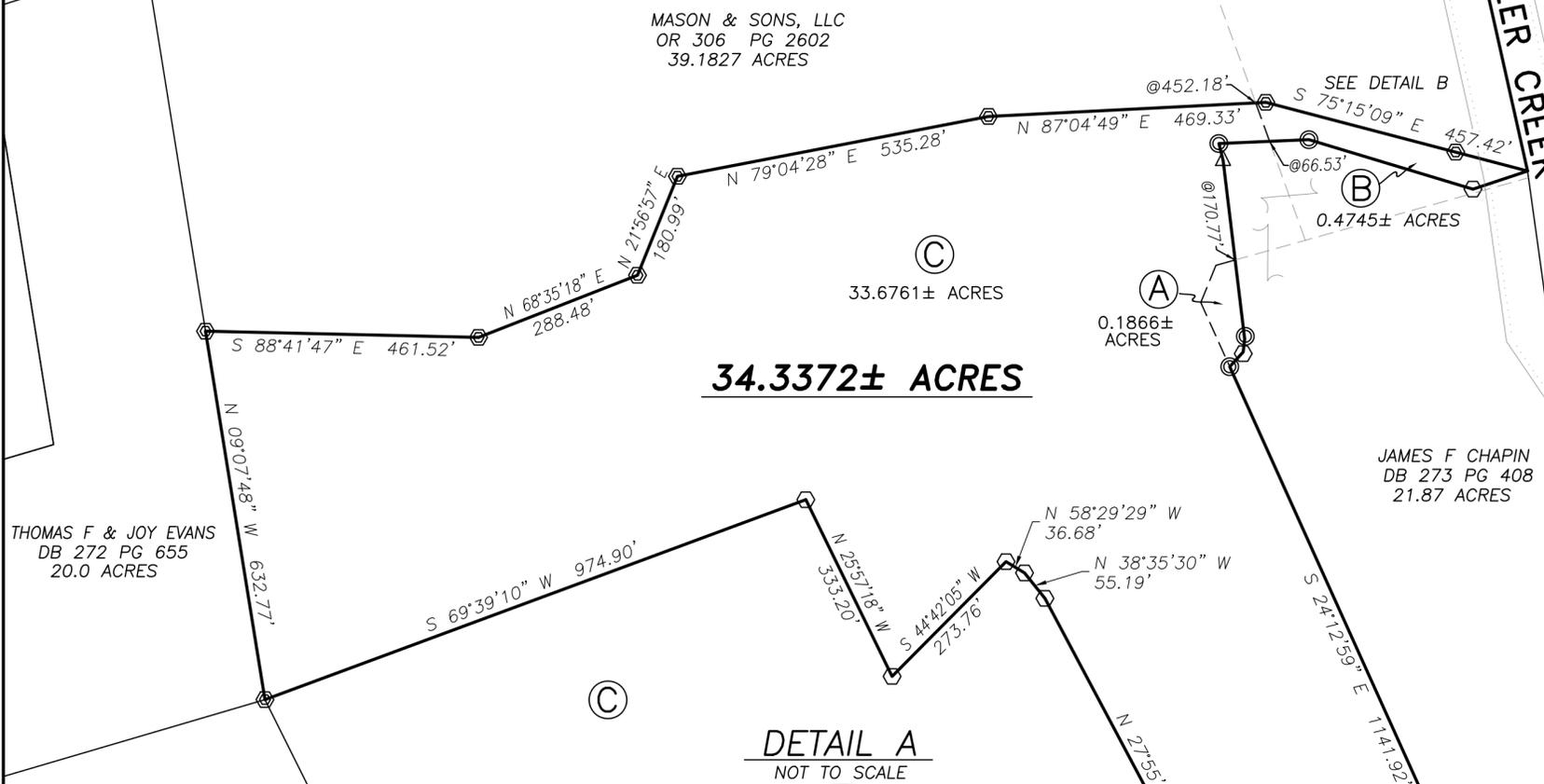
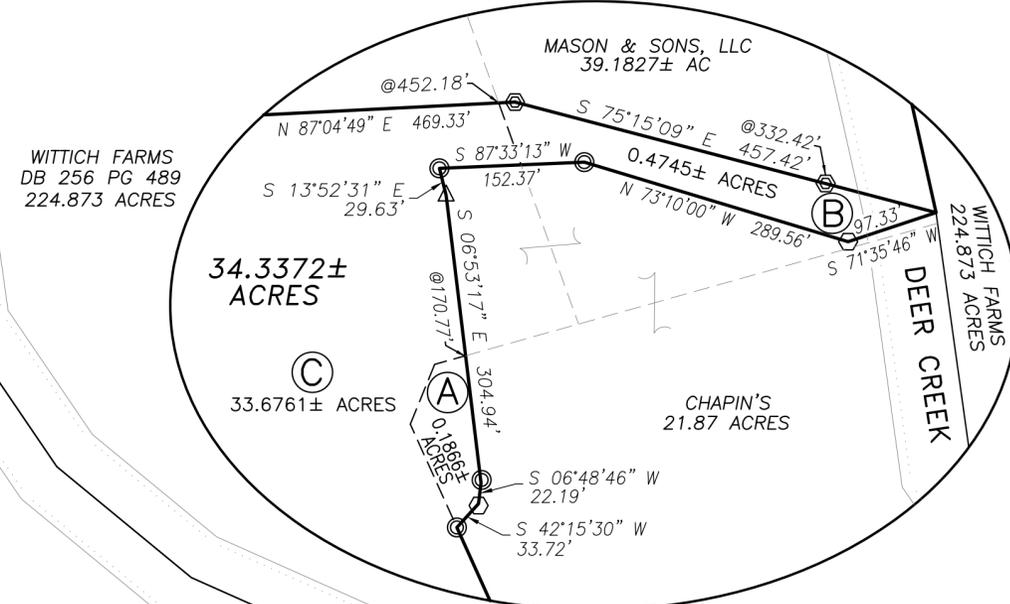


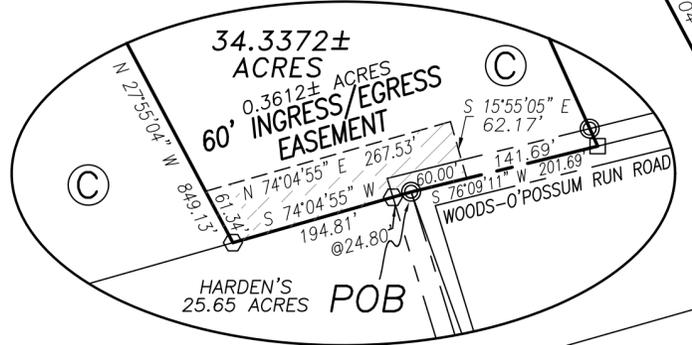
BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/29/15
WGS 1984 GEODETIC NORTH.



DETAIL B
NOT TO SCALE



DETAIL A
NOT TO SCALE



THOMAS F & JOY EVANS
DB 272 PG 655
20.0 ACRES

MASON & SONS, LLC
OR 306 PG 2602
39.1827 ACRES

WITTICH FARMS
DB 256 PG 489
224.873 ACRES

JAMES F CHAPIN
DB 273 PG 408
21.87 ACRES

EDWIN R MASON
OR 6 PG 241
86.985 ACRES

CAROLYN FAYE W HARDEN, TRUSTEE
OR 211 PG 779
25.65 ACRES

DEED REFERENCE
LINDA EDGINGTON, TOD
SARA ROBINSON 1/3,
KATIE HOUSEMAN 1/3 &
MATTHEW EDGINGTON 1/3
OR 314 PG 2243
PARCEL No. 17-00453.001

- Ⓐ 21.87 ACRES ORIGINAL ACRES
SHOWN WITH 62.9573 ACRE TRACT (AUDITOR)
- Ⓑ 12.18 ACRES ORIGINAL ACRES
0.5 ACRES (AUDITOR)
- Ⓒ 92.50 ACRES ORIGINAL ACRES
62.9573 ACRES (AUDITOR)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" ∅ CONDUIT (FOUND)
- IRON PIN (FOUND)
- △ 5/8" ∅ IRON PIN (SET)
REPLACING RUSTED CONDUIT
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/18/17

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

34.3372± ACRES,
VMS 464, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LINDA EDGINGTON

SCALE : 1" = 200'	DATES	JOB No. S170318
200' 100' 0 200'	SURVEYED 04/2017	CREW: MW
	DRAWN 04/2017	DWN BY: NC

COTTRILL SURVEYING, INC

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

34.3372 Acre Tract

Surveyed for Linda Edgington

The following described 34.3372 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, being all that remains of a 21.87 original acre tract (Tract One, Parcel 17-00453.001, shown within Auditor's 62.9573 acres tract), all that remains of a 12.18 original acre tract (Tract Two, Parcel 17-00453.001, 0.5 acres per Auditor), and part of a 92.50 original acre tract (Tract Three, Parcel 17-00453.001, 62.9573 acres per Auditor) all conveyed to Linda Edgington, TOD (Sara Robinson 1/3, Katie Housman 1/3 and Matthew Edgington 1/3) by Official Record 314 page 2243, and being more particularly described as follows:

Beginning at a 3/4-inch diameter conduit found at an angle point in Woods-O'possum Run Road (Township Road 56, 40 feet right-of-way) at the Northeast corner of a 25.65 acre tract conveyed to Carolyn Faye W Harden, Trustee by Official Record 211 page 779 and in the South line of said 92.50 acre tract, said conduit bears North 19° 35' 07" West a distance of 4685.92 feet from an iron pin found at the centerline intersection of Woods-O'possum Run Road and McClimansville-Cemetery Road (County Road 57, unknown right-of-way width);

Thence, with the North line of said 25.65 acre tract, **South 74° 04' 55" West**, passing an iron pin and cap set at 24.80 feet, a total distance of **194.81 feet** to an iron pin and cap set;

Thence, across said 92.50 acre tract with the following six new courses:

- 1) **North 27° 55' 04" West** a distance of **849.13 feet** to an iron pin and cap set;
- 2) **North 38° 35' 30" West** a distance of **55.19 feet** to an iron pin and cap set;
- 3) **North 58° 29' 29" West** a distance of **36.68 feet** to an iron pin and cap set;
- 4) **South 44° 42' 05" West** a distance of **273.76 feet** to an iron pin and cap set;
- 5) **North 25° 57' 18" West** a distance of **333.20 feet** to an iron pin and cap set;
- 6) **South 69° 39' 10" West** a distance of **974.90 feet** to an iron pin and cap previously set at the Northeast corner of an 86.985 acre tract conveyed to Edwin R Mason by Official Record 6 page 241 in the Southeast corner of a 20.0 acre tract conveyed to Thomas F and Joy Evans by Deed Book 272 page 655;

Thence, with the East line of said 20.0 acre tract, **North 09° 07' 48" West** a distance of **632.77 feet** to an iron pin and cap previously set at the Southwest corner of a 39.1827 acre tract conveyed to Mason & Sons, LLC by Official Record 306 page 2602;

Thence, with the South line of said 39.1827 acre tract with the following six courses:

- 1) **South 88° 41' 47" East** a distance of **461.52 feet** to an iron pin and cap previously set;
- 2) **North 68° 35' 18" East** a distance at **288.48 feet** to an iron pin and cap previously set;
- 3) **North 21° 56' 57" East** a distance of **180.99 feet** to an iron pin and cap previously set;
- 4) **North 79° 04' 28" East** a distance of **535.28 feet** to an iron pin and cap previously set;
- 5) **North 87° 04' 49" East**, passing the line between said 92.50 acre tract and said 12.18 acre tract at 452.18 feet, a total distance of **469.33 feet** to an iron pin and cap previously set;
- 6) **South 75° 15' 09" East**, passing an iron pin and cap set previously set at 332.42 feet, a total distance of **457.42 feet** to the Northeast corner of a 21.87 acre tract conveyed to James F Chapin by Deed Book 273 page 408 and in the West line of a 224.873 acre tract conveyed to Wittich Farms by Deed Book 256 page 489;

Thence, around said 21.87 acre tract with the following eight courses:

- 1) **South 71° 35' 46" West** a distance of **97.33 feet** to an iron pin and cap set;
- 2) **North 73° 10' 00" West** a distance of **289.56 feet** to a 3/4-inch diameter conduit found;
- 3) **South 87° 33' 13" West**, passing the line between said 12.18 acre tract and said 92.50 acre tract at 66.53 feet, a total distance of **152.37 feet** to a 3/4-inch diameter conduit found;
- 4) **South 13° 52' 31" East** a distance of **29.63 feet** to a 5/8-inch diameter rebar set to replace a rusted 3/4-inch diameter conduit found;
- 5) **South 06° 53' 17" East**, passing the line between said 92.50 acre tract and said 21.87 acre tract at 170.77 feet, a total distance of **304.94 feet** to a 3/4-inch diameter conduit found;

- 6) **South 06° 48' 46" West** a distance of **22.19 feet** to an iron pin and cap set;
- 7) **South 42° 15' 30" West** a distance of **33.72 feet** to a 3/4-inch diameter conduit found in the line between said 21.87 acre tract and said 92.50 acre tract;
- 8) with the line between said 21.87 acre tract and said 92.50 acre tract, **South 24° 12' 59" East**, passing a 3/4-inch diameter conduit found at 1111.87 feet, a total distance of **1141.92 feet** to an iron pin found in the centerline of Woods-O'possum Run Road;

Thence, with the centerline of Woods-O'possum Run Road, **South 76° 09' 11" West** a distance of **201.69 feet** returning to the **Point of Beginning**, containing **34.3372 acres** more or less, of which 0.1866 acres more or less is all that remains of said 21.87 acre tract, 0.4745 acres more or less is all that remains of said 12.18 acre tract, and 33.6761 acres more or less is of said 92.50 acre tract.

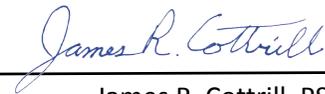
Bearings are based on a GPS observation on January 29, 2015, WGS 1984 Geodetic North.

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.

Subject to a 60 feet wide ingress/egress easement described separately and shown on accompanying plat.

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 2017 by James R. Cottrill, PS registration #6858. (Job #S170318-34-3372AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

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60 Feet Wide Ingress/Egress Easement *Surveyed for Linda Edgington*

The following described 60 feet wide Ingress/Egress Easement is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, is part of a 92.50 acre tract (Tract Three, Parcel 17-00453.001, 62.9573 acres per Auditor) conveyed to Linda Edgington, TOD (Sara Robinson 1/3, Katie Housman 1/3 and Matthew Edgington 1/3) by Official Record 314 page 2243, and being more particularly described as follows:

Beginning at a 3/4-inch diameter conduit found at an angle point in Woods-O'possum Run Road (Township Road 56, 40 feet right-of-way) at the Northeast corner of a 25.65 acre tract conveyed to Carolyn Faye W Harden, Trustee by Official Record 211 page 779 and in the South line of said 92.50 acre tract, said conduit bears North 19° 35' 07" West a distance of 468 5.92 feet from an iron pin found at the centerline intersection of Woods-O'possum Run Road and McClimansville-Cemetery Road (County Road 57, unknown right-of-way width);

Thence, with the North line of said 25.65 acre tract, **South 74° 04' 55" West**, passing an iron pin and cap set at 24.80 feet, a total distance of **194.81 feet** to an iron pin and cap set;

Thence, across said 92.50 acre tract with the following three new courses:

- 1) **North 27° 55' 04" West** a distance of **61.34 feet** to a point;
- 2) **North 74° 04' 55" East** a distance of **267.53 feet** to a point;
- 3) **South 15° 55' 05" East** a distance of **62.17 feet** to the centerline of Woods-O'possum Run Road;

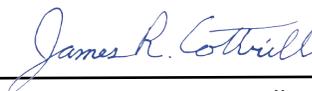
Thence, with the centerline of Woods-O'possum Run Road, **South 76° 09' 11" West** a distance of **60.00 feet** returning to the **Point of Beginning** containing **0.3612 Acres** more or less in Easement.

Bearings are based on a GPS observation on January 29, 2015, 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 2017 by James R. Cottrill, PS registration #6858. (Job #S170318-34-3372AC)



James R. Cottrill, PS