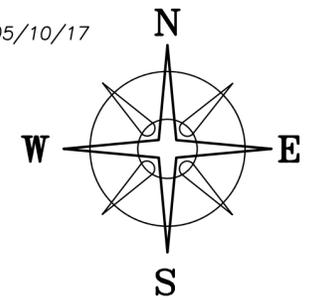


BEARING BASED ON A GPS OBSERVATION ON 05/10/17
WGS 1984 GEODETIC NORTH



VMS 12127
VMS 8423

DEED REFERENCE
BETTY JO STARGEL
OR 180 PG 2397
Ⓐ 24.9447 ACRES
31.9447 ORIGINAL ACRES
PARCEL No. 07-00073.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - ⊕ 3/4" ∅ PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
 - 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

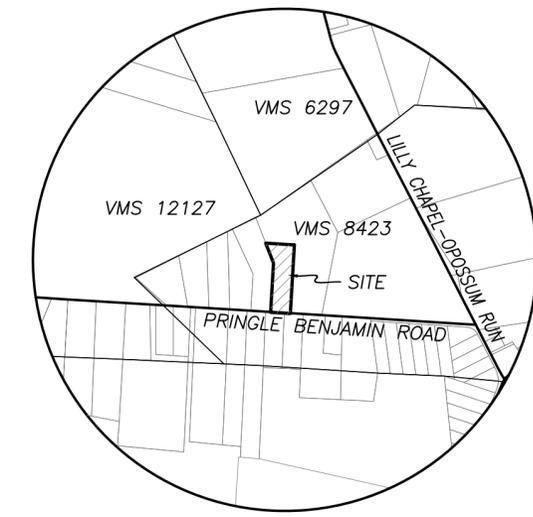
FRANK J & RHONDA E BALLARD
OR 313 PG 1473
7.000 ACRES

4.9000± ACRES

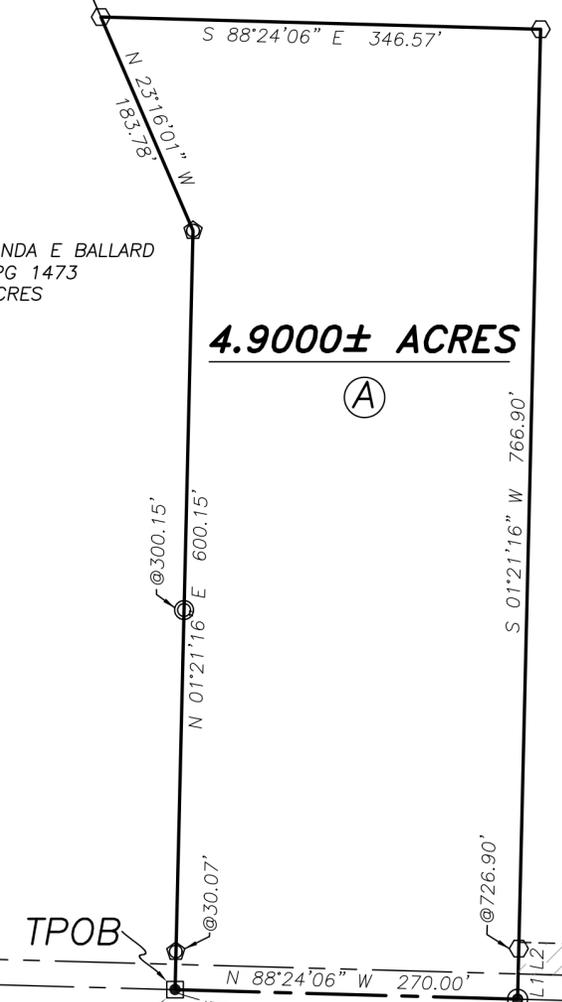
Ⓐ

LOCATION MAP

NOT TO SCALE



LILLY CHAPEL-OPOSSUM RUN (CR 72.50' R/W)



N=676116.66'
E=1753104.12'

PRINGLE BENJAMIN ROAD (T 65, NO R/W LISTED)

TPOB

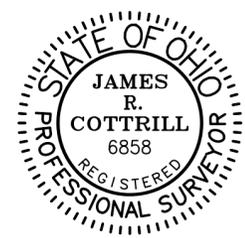
POINT OF COMMENCEMENT

REVISED 5/18/17

LINE TABLE

25' WIDE DRAINAGE EASEMENT

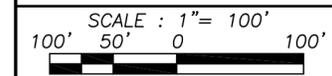
LINE	BEARING	DISTANCE
L1	N 01°21'16" E	20.00'
L2	N 01°21'16" E	25.00'
L3	S 88°24'06" E	175.00'
L4	S 01°21'16" W	25.00'
L5	N 88°24'06" W	175.00'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 5/18/17

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

4.9000± ACRES,
VMS 8423, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GARY SCOTT



SCALE	DATES	JOB No.
1" = 100'	SURVEYED 05/2017	S170501
	DRAWN 05/2017	CREW: MW
		DWN BY: NC

COTTRILL SURVEYING, INC

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

4.9000 Acre Tract Surveyed for Gary Scott

The following described 4.9000 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8423, and being part of a 24.9447 acre tract (Parcel 07-00073.000) conveyed to Betty Jo Stargel by Official Record 180 page 2397, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Lilly Chapel-Opossum Run (County Road 72, 50 feet right-of-way) and Pringle Benjamin Road (Township Road 65, right-of-way unknown);

Thence, with the centerline of Pringle Benjamin Road with the following two courses:

- 1) North 88° 11' 12" West a distance of 1872.72 feet to a Mag nail found at the Southeast corner of said 24.9447 acres;
- 2) North 88° 24' 06" West a distance of 620.46 feet to a Mag nail found at the Southeast corner of 7.0000 acre tract conveyed to Frank J and Rhonda E Ballard by Official Record 313 page 1473 and being the **True Point of Beginning**;

Thence, with the East line of said 7.000 acre tract with the following two courses:

- 1) **North 01° 21' 16" East**, passing a 3/4-inch pipe and aluminum cap stamped "NCB 5969" found at 30.07 feet, also passing a 3/4-inch diameter pipe found at 300.15 feet, a total distance of **600.15 feet** to a 3/4-inch pipe and aluminum cap stamped "NCB 5969" found;
- 2) **North 23° 16' 01" West** a distance of **183.78 feet** to an iron pin and cap set;

Thence, across said 24.9447 acre tract with the following two new courses:

- 1) **South 88° 24' 06" East** a distance of **346.57 feet** to an iron pin and cap set;
- 2) **South 01° 21' 16" West**, passing an iron pin and cap set at 726.90 feet, a total distance of **766.90 feet** to a Mag nail set in the centerline of Pringle Benjamin Road;

Thence, with the centerline of Pringle Benjamin Road, **North 88° 24' 06" West** a distance of **270.00 feet** returning to the **True Point of Beginning**, containing **4.9000 Acres** more or less.

Bearings are based on a GPS observation on May 10, 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.

With the benefit of a **25 feet wide drainage easement** across the residual portion of said 24.9447 acre tract as shown on accompanying plat and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Pringle Benjamin Road at the Southeast corner of the above described 4.9000 acre tract;

Thence, with the East line of said 4.9000 acre tract, North 01° 21' 16" East a distance of 20.00 feet to the apparent North right-of-way line, as measured to the edge of existing utilities, of Pringle Benjamin Road and being the true point of beginning of said easement;

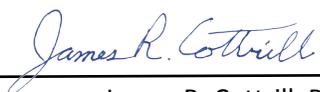
Thence, continuing with the East line of said 4.9000 acre tract, North 01° 21' 16" East a distance of 25.00 feet to a point;

Thence, across the residual portion of said 24.9447 acre with the following three courses:

- 1) South 88° 24' 06" East a distance of 175.00 feet to a point;
- 2) South 01° 21' 16" West a distance of 25.00 feet to the apparent North right-of-way line of Pringle Benjamin Road;
- 3) With said North right-of-way line, North 88° 24' 06" West a distance of 175.00 feet returning to the true point of beginning.

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 May 10, 2017 by James R. Cottrill, PS registration #6858. (Job #S170501-4-9000AC)


James R. Cottrill, PS