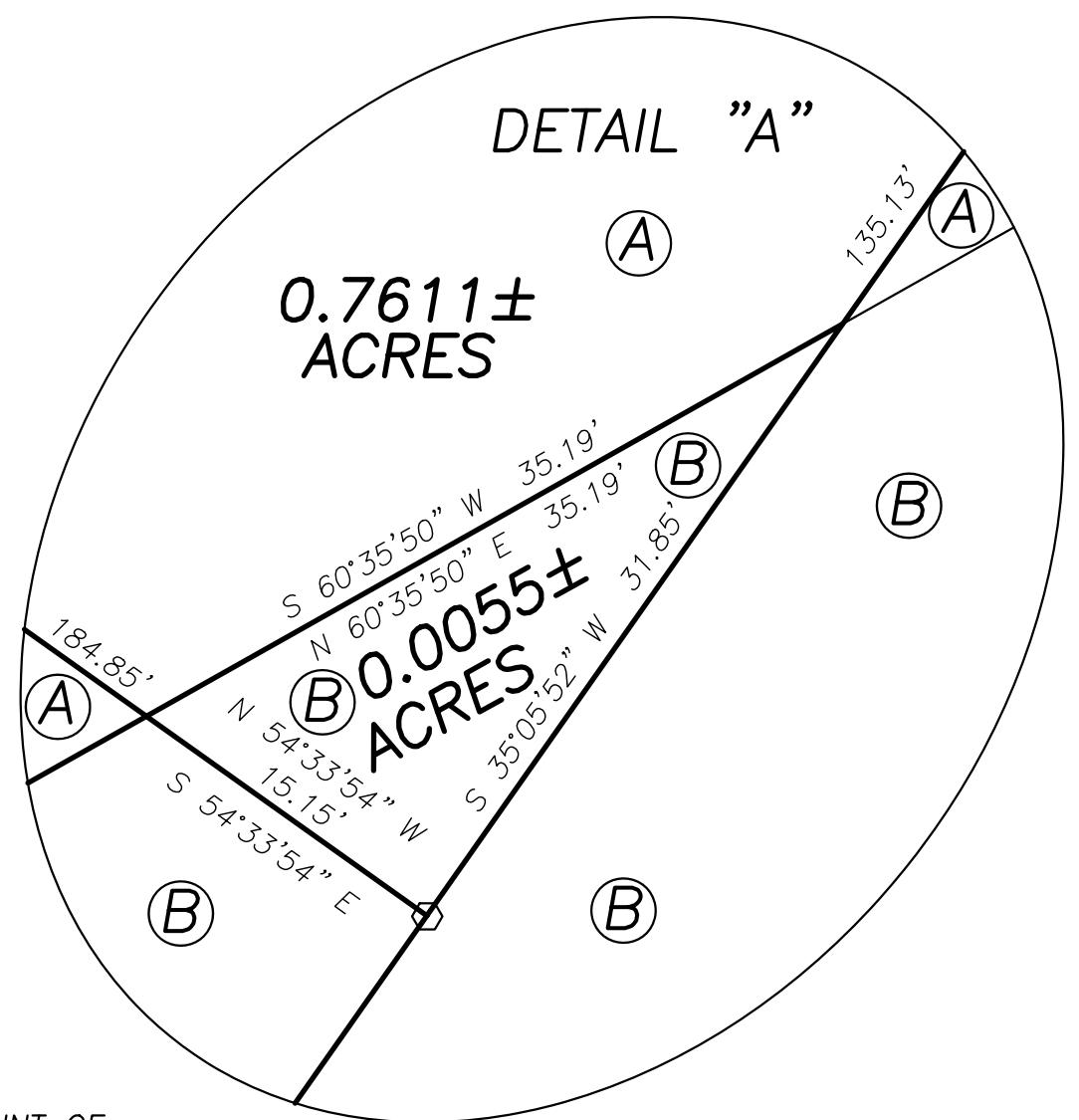
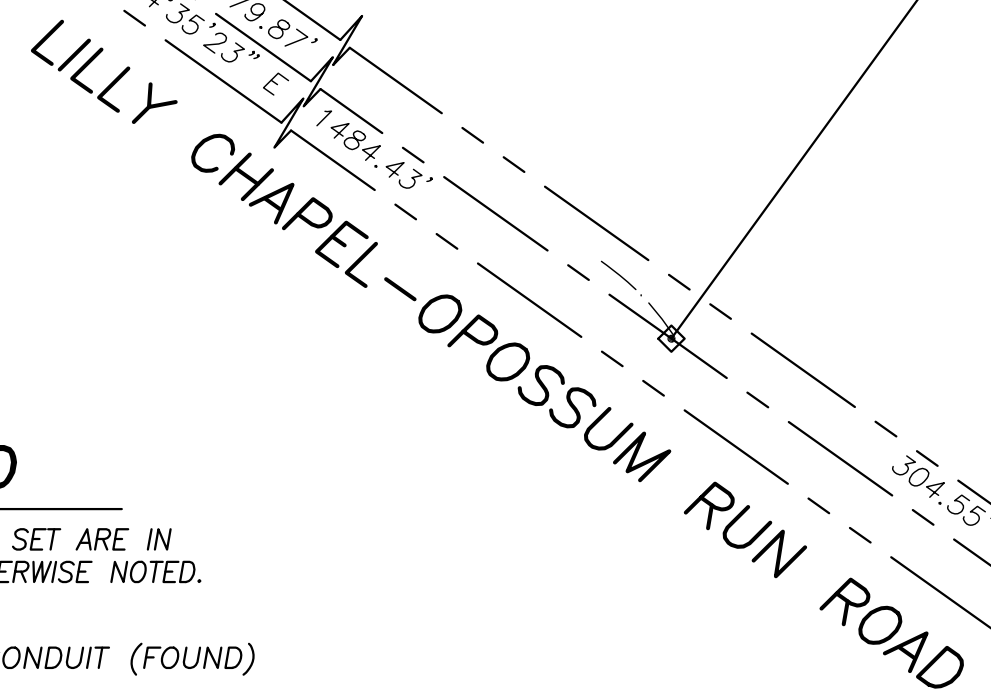
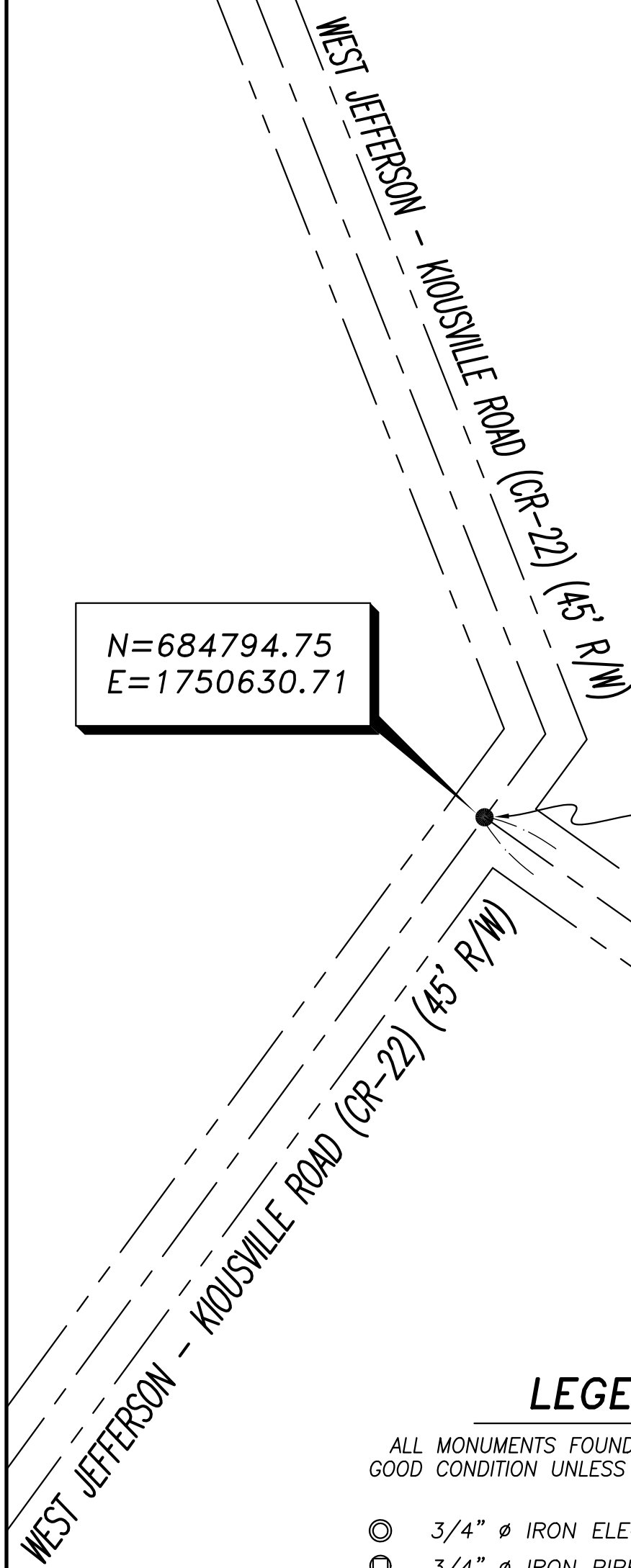


BEARINGS ARE BASED ON A
GPS OBSERVATION ON MAY 2017
WGS 1984 GEODETIC NORTH.

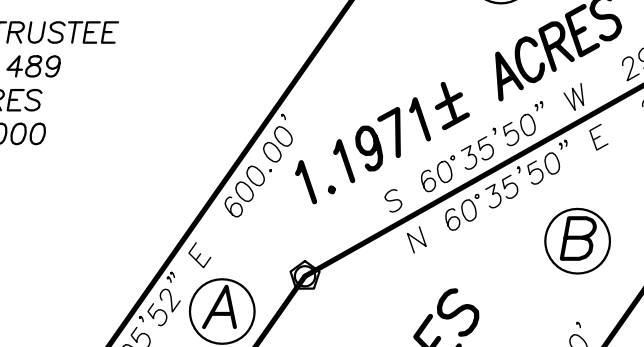
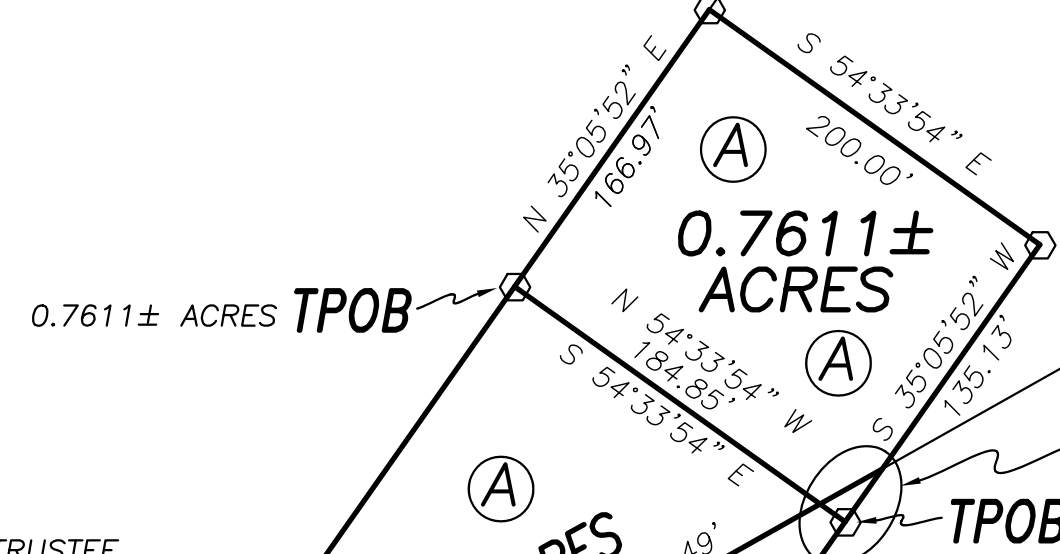


N=684794.75
E=1750630.71

POINT OF COMMENCEMENT



RUTH A VANCE, TRUSTEE
OR 223 P 1489
11.009 ACRES
07-00605.000
FA-3C



LEGEND

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

- ⊙ 3/4" Ø IRON ELEC. CONDUIT (FOUND)
- ⊖ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⦿ RAIL ROAD SPIKE (SET)
- ◇ IRON PIN (FOUND)
- ▣ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 3/4" Ø ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "RI BAKER 5539" (FOUND)
- ⊕ 1" Ø PIPE & ALUMINUM PLASTIC CAP STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

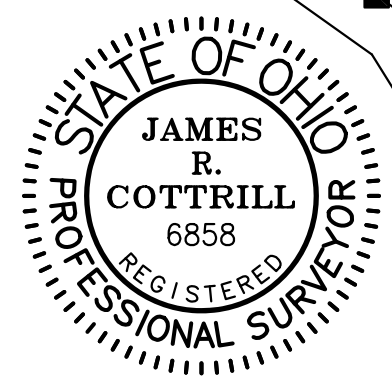
DEED REFERENCE

LAURA & DOUGLAS CRAGER
OR 175 PG 387

Ⓐ 20.0115 ACRES
PARCEL #07-00477.000
4-01

DOROTHY P SMITH, TRUSTEE
TOD LAURA D CRAGER
OR 319 P 2147

Ⓑ 45.3952 ACRES
PARCEL #07-00477.002



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/01/17

SEE DETAIL "A"

NOTE

0.0055, 0.7611, 1.1971, & 1.5577± ACRE TRACTS ARE TO BECOME PART OF AND CONTINGENT TO EACH OTHER AND NOT TO BE SOLD SEPARATELY

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

**0.0055, 0.7611, 1.1971, & 1.5577± ACRES,
VMS 5294, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CRAGER**

SCALE : 1" = 100'	DATES	JOB No. S170511
100' 50' 0 100'	SURVEYED 05/2017	CREW: MW
	DRAWN 05/2017	DWN BY: NC

COTTRILL SURVEYING, INC

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

0.0055 Acre Tract Surveyed for Crager

The following described 0.0055 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5294, being part of a 45.3952 acre tract (Parcel #07-00477.002) conveyed to Dorothy T Smith, Trustee by Official Record 319 page 2147, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road 72)(50 feet Right-Of-Way) with West Jefferson-Kiousville Road (County Road 22) (45 feet Right-Of-Way);

Thence, with the centerline of said Lilly Chapel-Opossum Run Road, the following two courses:

- 1) South 54° 35' 23" East a distance of 1484.43 feet to a mag nail set at the southwest corner of a 20.0115 acre tract (Parcel #07-00477.000) conveyed to Laura and Douglas Crager by Official Record 175 page 387 and the southeast corner of a 11.009 acre tract conveyed to Ruth A Vance, Trustee by Official Record 223 page 1489
- 2) South 54° 33' 55" East a distance of 200.00 feet to a mag nail set in said centerline

Thence, with a new line across said 45.3952 acre tract, North 35° 05' 52" East, passing an iron pin and cap set at 25.00 feet, a total distance of 600.00 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, with a new line across said 45.3952 acre tract, **North 54° 33' 54" West** a distance of **15.15 feet** to a point in the line between said 20.0115 and 45.3952 acre tracts;

Thence, with the line between said 20.0115 and 45.3952 acre tracts, **North 60° 35' 50" East** a distance of **35.19 feet** to a point in said line;

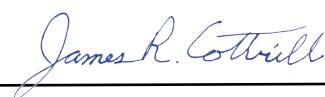
Thence, across said 45.3952 acre tract, **South 35° 05' 52" West** a distance of **31.85 feet** returning to **The True Point of Beginning** containing **0.0055 Acres** more or less.

Bearings are based on a GPS observation on May 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 May 2017 by James R. Cottrill, PS registration #6858. (Job #S170511-0-0055AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

0.7611 Acre Tract Surveyed for Crager

The following described 0.7611 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5294, being part of a 20.0115 acre tract (Parcel #07-00477.000) conveyed to Laura and Douglas Crager by Official Record 175 page 387, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road 72)(50 feet Right-Of-Way) with West Jefferson-Kiousville Road (County Road 22) (45 feet Right-Of-Way);

Thence, with the centerline of said Lilly Chapel-Opossum Run Road, South 54° 35' 23" East a distance of 1484.43 feet to a mag nail set at the southwest corner of said 20.0115 acre tract and the southeast corner of a 11.009 acre tract conveyed to Ruth A Vance, Trustee by Official Record 223 page 1489;

Thence, with the southeast line of said 11.009 acre tract, North 35° 05' 52" East, passing an iron pin and cap set at 60.00 feet, a total distance of 600.00 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing with the southeast line of said 11.009 acre tract, **North 35° 05' 52" East** a distance of **166.97 feet** to an iron pin and cap set;

Thence, with the following 2 new line across said 20.0115 acre tract:

- 1) **South 54° 33' 54" East** a distance of **200.00 feet** to an iron pin and cap set
- 2) **South 35° 05' 52" West** a distance of **135.13 feet** to a point in the northwest line of a 45.3952 acre tract conveyed to Dorothy T Smith, Trustee by Official Record 319 page 2147;

Thence, with the northwest line of said 45.3952 acre tract, **South 60° 35' 50" West** a distance of **35.19 feet** to a point;

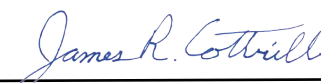
Thence, with a new line across said 20.0115 acre tract, **North 54° 33' 54" West** a distance of **184.85 feet** returning to **The True Point of Beginning** containing **0.7611 Acres** more or less.

Bearings are based on a GPS observation on May 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 May 2017 by James R. Cottrill, PS registration #6858. (Job #S170511-0-7611AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

1.1971 Acre Tract Surveyed for Crager

The following described 1.1971 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5294, being part of a 20.0115 acre tract (Parcel #07-00477.000) conveyed to Laura and Douglas Crager by Official Record 175 page 387, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road 72)(50 feet Right-Of-Way) with West Jefferson-Kiousville Road (County Road 22) (45 feet Right-Of-Way);

Thence, with the centerline of said Lilly Chapel-Opossum Run Road, South 54° 35' 23" East a distance of 1484.43 feet to a mag nail set at the southwest corner of said 20.0115 acre tract and the southeast corner of a 11.009 acre tract conveyed to Ruth A Vance, Trustee by Official Record 223 page 1489 and **The True Point of Beginning;**

Thence, with the southeast line of said 11.009 acre tract, **North 35° 05' 52" East**, passing an iron pin and cap set at 60.00 feet, a total distance of **600.00 feet** to an iron pin and cap set;

Thence, with a new line across said 20.0115 acre tract, **South 54° 33' 54" East** a distance of **184.85 feet** to a point in the northwest line of a 45.3952 acre tract conveyed to Dorothy T Smith, Trustee by Official Record 319 page 2147;

Thence, with the northwest line of said 45.3952 acre tract the following two courses:

- 1) **South 60° 35' 50" West** a distance of **291.49 feet** to a 3/4 inch diameter iron electrical conduit with yellow plastic cap stamped "R I Baker 5539" found
- 2) **South 35° 07' 31" West**, passing a 3/4 inch diameter iron electrical conduit with yellow plastic cap stamped "R I Baker 5539" found at 311.07 feet, a total distance of **336.16 feet** to a mag nail found in the centerline of said Lilly Chapel-Opossum Run Road;

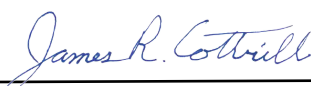
Thence, with the centerline of said Lilly Chapel-Opossum Run Road, **North 54° 33' 55" West** a distance of **59.20 feet** returning to **The True Point of Beginning** containing **1.1971 Acres** more or less.

Bearings are based on a GPS observation on May 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 May 2017 by James R. Cottrill, PS registration #6858. (Job #S170511-1-1971AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

1.5577 Acre Tract Surveyed for Crager

The following described 1.5577 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5294, being part of a 45.3952 acre tract (Parcel #07-00477.002) conveyed to Dorothy T Smith, Trustee by Official Record 319 page 2147, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road 72)(50 feet Right-Of-Way) with West Jefferson-Kiousville Road (County Road 22) (45 feet Right-Of-Way);

Thence, with the centerline of said Lilly Chapel-Opossum Run Road, the following two courses:

- 1) South 54° 35' 23" East a distance of 1484.43 feet to a mag nail set at the southwest corner of a 20.0115 acre tract (Parcel #07-00477.000) conveyed to Laura and Douglas Crager by Official Record 175 page 387 and the southeast corner of a 11.009 acre tract conveyed to Ruth A Vance, Trustee by Official Record 223 page 1489
- 2) South 54° 33' 55" East a distance of 59.20 feet to a mag nail found at the southern corner common to said 20.0115 and 45.3952 acre tracts, and **The True Point of Beginning;**

Thence, with the line between said 20.0115 and 45.3952 acre tracts the following two courses:

- 1) **North 35° 07' 31" East**, passing a 3/4 inch diameter iron electrical conduit with yellow plastic cap stamped "R I Baker 5539" found at 25.09 feet, a total distance of **336.16 feet** to a 3/4 inch diameter iron electrical conduit with yellow plastic cap stamped "R I Baker 5539" found
- 2) **North 60° 35' 50" East** a distance of **291.49 feet** to a point in said line;

Thence, across said 45.3952 acre tract the following two new courses:

- 1) **South 54° 33' 54" East** a distance of **15.15 feet** to an iron pin and cap set
- 2) **South 35° 05' 52" West**, passing an iron pin and cap set at 575.00 feet, a total distance of **600.00 feet** to a mag nail set in the centerline of said Lilly Chapel-Opossum Run Road;

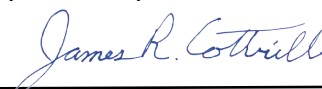
Thence, with the centerline of said Lilly Chapel-Opossum Run Road, **North 54° 33' 55" West** a distance of **140.80 feet** returning to **The True Point of Beginning** containing **1.5577 Acres** more or less.

Bearings are based on a GPS observation on May 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 May 2017 by James R. Cottrill, PS registration #6858. (Job #S170511-1-5577AC)



James R. Cottrill, PS