

DEED REFERENCE

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

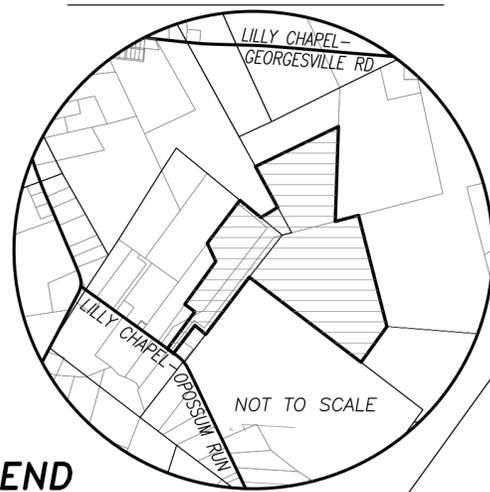
PARCEL No. 07-00477.002
(A) 43.832 ACRES
PARCEL 1: 83.575 ORIGINAL ACRES

PARCEL No. 07-00477.001
(B) 69.6173 ACRES

**LAURA & DOUGLAS CRAGER
OR 175 PG 387**

PARCEL No. 07-00477.000
(C) 18.0533 ACRES
20.0115 ORIGINAL ACRES

LOCATION MAP



LEGEND

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

- RAIL ROAD SPIKE (FOUND)
- ▲ 18" CONCRETE FENCE POST (FOUND)
- ▲ 2" METAL FENCE POST (FOUND)
- 8" Ø WOOD FENCE POST (FOUND)
- ⊙ 1/2" Ø IRON ELEC. CONDUIT (FOUND)
- ⊙ 3/4" Ø IRON ELEC. CONDUIT (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 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 CAP STAMPED "NCB 5969" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

POINT OF COMMENCEMENT
N=684794.75
E=1750630.71

ADJOINER DEED REFERENCE

- 1 DANIEL D & SELENA M DUNKLEY, JT LIVES OR 332 PG 300 - 1.5577 ACRES
- 2 DANIEL D & SELENA M DUNKLEY, JT LIVES OR 332 PG 300 - 0.0055 ACRES
- 3 DANIEL D & SELENA M DUNKLEY, JT LIVES OR 332 PG 300 - 0.7611 ACRES
- 4 DOUGLAS N & LAURA D CRAGER DB 270 PG 191 - 1.649 ACRES
- 5 DOUGLAS N & LAURA D CRAGER DB 246 PG 49 - 1.113 ACRES

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
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**130.8966± & 0.1520± ACRES,
VMS 5280, 5294 & 6305,
FAIRFIELD TWP, MADISON COUNTY,
STATE OF OHIO, SURVEYED FOR CRAGER**

SCALE: 1" = 300'
300' 150' 0 300'

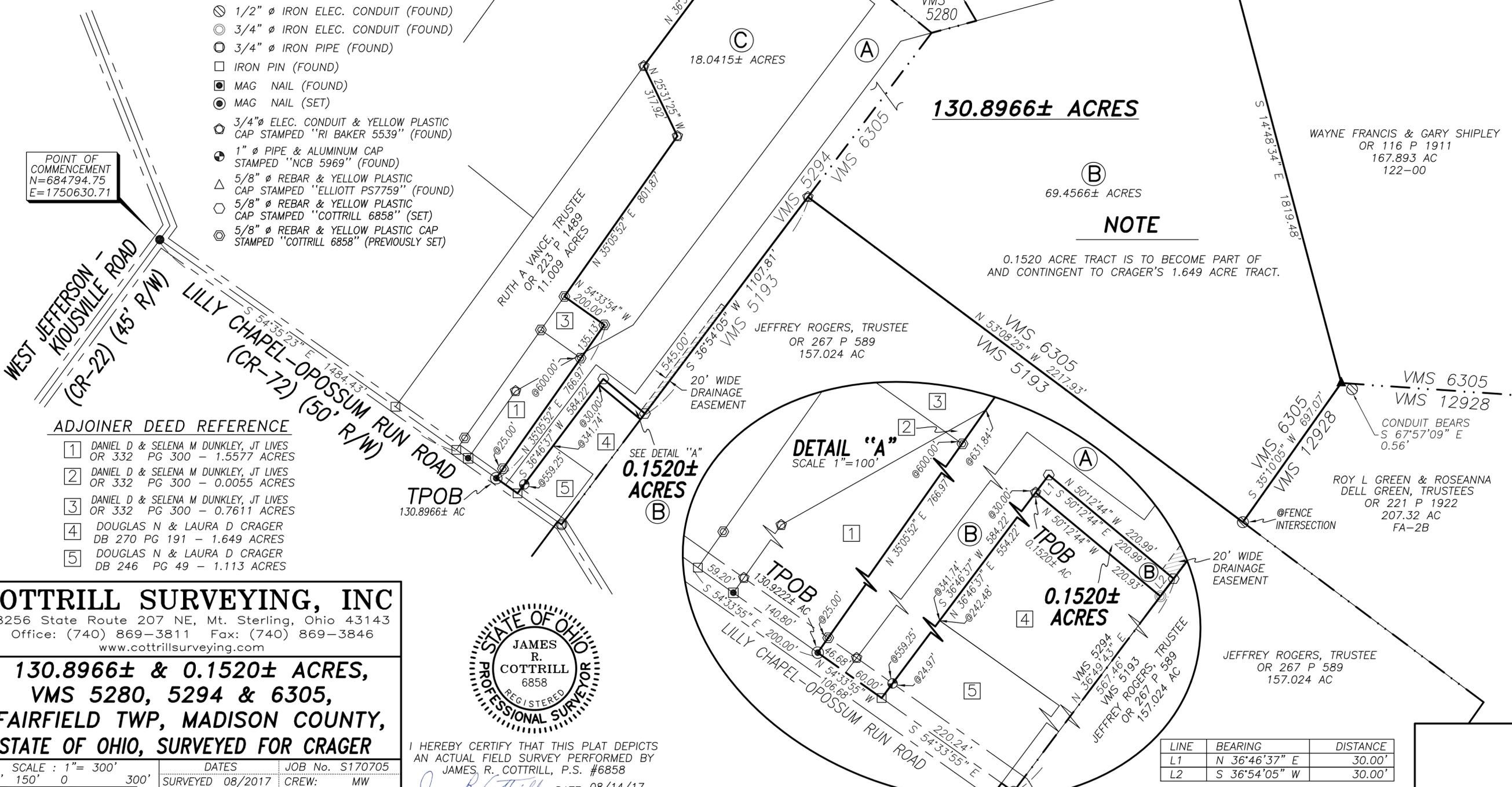
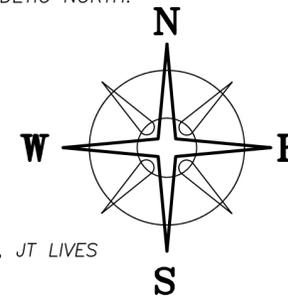
DATES: JOB No. S170705
SURVEYED 08/2017 CREW: MW
DRAWN 08/2017 DWN BY: NC



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

James R. Cottrill DATE: 08/14/17

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



130.8966± ACRES

69.4566± ACRES

18.0415± ACRES

NOTE

0.1520 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO CRAGER'S 1.649 ACRE TRACT.

DETAIL "A"
SCALE 1"=100'

0.1520± ACRES

0.1520± ACRES

LINE	BEARING	DISTANCE
L1	N 36°46'37" E	30.00'
L2	S 36°54'05" W	30.00'

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0.1520 Acre Tract Surveyed for Crager

The following described 0.1520 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5294, being part of a 69.6173 acre tract (Parcel #07 – 00477.001) conveyed to Dorothy P Smith, Trustee TOD Laura D Crager by Official Record 319 page 2147, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of West Jefferson–Kiousville Road (County Road 22) (45 feet right-of-way) with Lilly Chapel–Opossum Run Road (County Road 72) (50 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 an iron pin found;
- 2) South 54° 33' 55" East a distance of 306.68 feet to an iron pin found corner to said 69.6173 and the southwest corner of a 1.113 acre tract conveyed to Douglas N and Laura D Crager by Deed Book 246 page 49;

Thence, with the west line of said 1.113 acre tract, North 36° 46' 37" East, passing a 1 inch diameter pipe and aluminum cap stamped "NCB 5969" found at 24.97 feet, also passing the southwest corner of a 1.649 acre tract conveyed to Douglas N and Laura D Crager by Deed Book 270 page 191 at 242.48 feet a total distance of 554.22 feet to a 3/4 inch diameter electrical conduit and yellow plastic cap stamped "R I Baker 5539" found at the northwest corner of said 1.649 acre tract and **The True Point of Beginning;**

Thence, across said 69.6173 acre tract the following 2 new courses:

- 1) **North 36° 46' 37" East** a distance of **30.00 feet** to an iron pin and cap set
- 2) **South 50° 12' 44" East** a distance of **220.99 feet** to an iron pin and cap set in the northwest line of a 157.024 acre tract conveyed to Jeffrey Rogers, Trustee by Official Record 267 page 589;

Thence, with the northwest line of said 157.024 acre tract, **South 36° 54' 05" West** a distance of **30.00 feet** to a 3/4 inch diameter iron electrical conduit found at the Northeast corner of said 1.649 acre tract;

Thence, with the northeast line of said 1.649 acre tract, **North 50° 12' 44" West** a distance of **220.93 feet** returning to **The True Point of Beginning** containing **0.1520 Acres** more or less.

The hereinabove described 0.1520 acre tract is to become part of and contingent to Crager's 1.649 acre tract.

With the benefit of a 20 feet wide drainage easement as shown on plat accompanying this legal description and described separately in Official Record _____ page _____.

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 August of 2017, by James R. Cottrill, PS registration #6858. (Job #S170705-0-1520AC)


James R. Cottrill, PS

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130.8966 Acre Tract *Surveyed for Crager*

The following described 130.8966 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5280, 5294, and 6305, being all of a 43.832 acre tract (Parcel #07 – 00477.002) and part of a 69.6173 acre tract (Parcel #07 – 00477.001) both tracts conveyed to Dorothy P Smith, Trustee TOD Laura D Crager by Official Record 319 page 2147, also all of a 18.0533 acre tract (Parcel #07 – 00477.000) conveyed to Douglas N and Laura D Crager Official Record 175 page 387, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of West Jefferson–Kiousville Road (County Road 22) (45 feet right-of-way) with Lilly Chapel–Opossum Run Road (County Road 72) (50 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 1,484.43 feet to an iron pin found
- 2) South 54° 33' 55" East a distance of 200.00 feet to a mag nail set at the southeast corner of a 1.5577 acre tract conveyed to Daniel D and Selena M Dunkley by Official Record 332 page 300 and **The True Point of Beginning;**

Thence, with the southeast line of said 1.5577 acre tract, **North 35° 05' 52" East**, passing iron pin and cap previously set at 25.00, passing an iron pin and cap set at the southeast corner of a 0.0055 acre tract also conveyed to Daniel D and Selena M Dunkley by Official Record 332 page 300 at 600.00 feet, also passing the southeast corner of a 0.7611 acre tract conveyed to Daniel D and Selena M Dunkley by Official Record 332 page 300 at 631.84 feet a total distance of **766.97 feet** to an iron pin and cap previously set at the northeast corner of said 0.7611 acre tract;

Thence, with the Northeast line of said 0.7611 acre tract, **North 54° 33' 54" West** a distance of **200.00 feet** to an iron pin and cap previously set in the southeast line of an 11.009 acre tract conveyed to Ruth A Vance, Trustee by Official Record 223 page 1489;

Thence, with said 11.009 acre tract the following two courses:

- 1) **North 35° 05' 52" East** a distance of **801.87 feet** to a 3/4 inch diameter iron electrical conduit and yellow plastic cap stamped "R I Baker 5539" found
- 2) **North 25° 31' 25" West** a distance of **317.92 feet** to a 3/4 inch diameter iron electrical conduit and yellow plastic cap stamped "R I Baker 5539" found in the southeast line of a 25.675 acre tract conveyed to Donald W and Kristina R Murphy, Joint Lives by Official Record 326 page 1004;

Thence, with the southeast line of said 25.675 acre tract, **North 36° 36' 29" East**, passing the northwest corner common to said 45.3952 and said 20.0115 acre tracts at 790.34 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS 7759" found at 792.20 feet, a total distance of **852.21 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS 7759" found in the Southwest line of a 50.60 acre tract conveyed to Garrett Legacy, LLC by Official Record 287 page 1288, said pin is also in the line between said VMS 5280 and 5294;

Thence, with said 50.60 acre tract the following three courses:

- 1) **South 50° 32' 11" East**, with said VMS line, a distance of **425.30 feet** to an iron pin and cap set
- 2) **North 58° 03' 32" East** a distance of **332.96 feet** to an iron pin and cap set in the line between said VMS 5280 and 6305
- 3) **North 30° 21' 53" West**, with said VMS line, a distance of **728.17 feet** to a 3/4 inch diameter iron pipe found at the southwest corner of a 68.7537 acre tract conveyed to Constance Kuntz TOD to Jill E Shatto by Official Record 317 page 2324;

Thence, with the south line of said 68.7537 acre tract, **North 63° 38' 26" East** a distance of **1,452.33 feet** to the southwest lower corner of an 18 inch square concrete fence post found in

the West line of a 65.731 acre tract conveyed to Thomas A and Sandra K Krebs, Joint Lives by Official Record 104 page 504;

Thence, with said 65.731 acre tract, the following two courses:

- 1) **South 01° 29' 46" West** a distance of **1,500.51 feet** to the southwest lower corner of an 18 inch square concrete fence post found
- 2) **North 74° 50' 50" East** a distance of **380.67 feet** to an 8 inch diameter wood fence post found at the Northwest corner of a 167.893 acre tract conveyed to Wayne Francis and Gary Shipley by Official Record 116 page 1911, from said wood fence post a 3/4 inch diameter electrical conduit and yellow plastic cap stamped "R I Baker 5539" bears North 05° 49' 37" East a distance of 0.48 feet;

Thence, with the west line of said 167.893 acre tract, **South 14° 48' 34" East** a distance of **1,819.48 feet** to a 2 inch metal fence post found at the northwest corner of a 207.32 acre tract conveyed to Roy L Green and Roseanna Dell Green, Trustees by Official Record 221 page 1922 and at an angle point in the line between VMS 6305 and 12928, from said fence post an 1/2 inch diameter electrical conduit bears South 67° 57' 09" East a distance of 0.56 feet;

Thence, with the northwest line of said 207.32 acre tract and said VMS line, **South 35° 10' 05" West** a distance of **697.07 feet** to an 1/2 inch diameter electrical conduit found in the northeast line of a 157.024 acre tract conveyed to Jeffrey Rogers, Trustee by Official Record 267 page 589, said pin is also in the line between said VMS 5193 and 6305;

Thence, with said 157.024 acre tract the following two courses:

- 1) **North 53° 08' 25" West**, with said VMS line, a distance of **2,217.93 feet** to a 3/4 inch diameter iron electrical conduit and yellow plastic cap stamped "R I Baker 5539" found corner to VMS 5193 and 6305 and in the line of said VMS 5294
- 2) **South 36° 54' 05" West**, with the line between VMS 5193 and 5294, a distance of **1,107.81 feet** to an iron pin and cap set

Thence, across said 69.6173 acre tract the following two new courses:

- 1) **North 50° 12' 44" West** a distance of **220.99 feet** to an iron pin and cap set
- 2) **South 36° 46' 37" West**, passing a 3/4 inch diameter iron electrical conduit and yellow plastic cap stamped "R I Baker 5539" found at the northwest corner of a 1.649 acre tract conveyed to Douglas N and Laura D Crager by Deed Book 270 page 191 at 30.00 feet, passing the northwest corner of a 1.113 acre tract conveyed to Douglas N and Laura D Crager by Deed Book 246 page 49 at 341.74 feet, also passing a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 559.25 feet, a total distance of **584.22 feet** to an iron pin 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**, passing the southern corner common to said 45.3952 and said 69.6173 acre tracts at 60.00 feet, a total distance of 106.68 feet returning to **The True Point of Beginning** containing **130.8966 Acres** more or less, of which 43.3985 acres more or less is all of said 43.832 acre tract, 69.4566 acres is part of said 69.6173 acre tract, and 18.0415 acres more or less is all of said 18.0533 acre tract.

Subject to a 20 feet wide drainage easement as shown on plat accompanying this legal description and described separately in Official Record _____ page _____.

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 August 2017, by James R. Cottrill, PS registration #6858. (Job #S170705-130-8966AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

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Drainage Easement Surveyed for Crager

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5294, being part of a 69.6173 acre tract (Parcel #07 – 00477.001) conveyed to Dorothy P Smith, Trustee TOD Laura D Crager by Official Record 319 page 2147, and being tangent to and 20 feet northwest of the following described base line:

Commencing at a railroad spike found at the centerline intersection of West Jefferson–Kiousville Road (County Road 22) (45 feet right-of-way) with Lilly Chapel–Opossum Run Road (County Road 72) (50 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 an iron pin found;
- 2) South 54° 33' 55" East a distance of 526.92 feet to a 3/4-inch pipe found at the southwest corner of a 157.024 acre tract conveyed to Jeffrey Rogers, Trustee by Official Record 267 page 589 and in the line between VMS 5193 and 5294;

Thence, with the northwest line of said 157.024 acre tract and said VMS line, North 36° 49' 43" East a distance of 567.46 feet to an iron pin and cap set at the True Point of Beginning of the base line;

Thence, continuing with the northwest line of said 157.024 acre tract and said VMS line, North 36° 54' 05" East a distance of 545.00 feet to the centerline of an open ditch.

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 August of 2017, by James R. Cottrill, PS registration #6858. (Job #S170705-EASE)


James R. Cottrill, PS