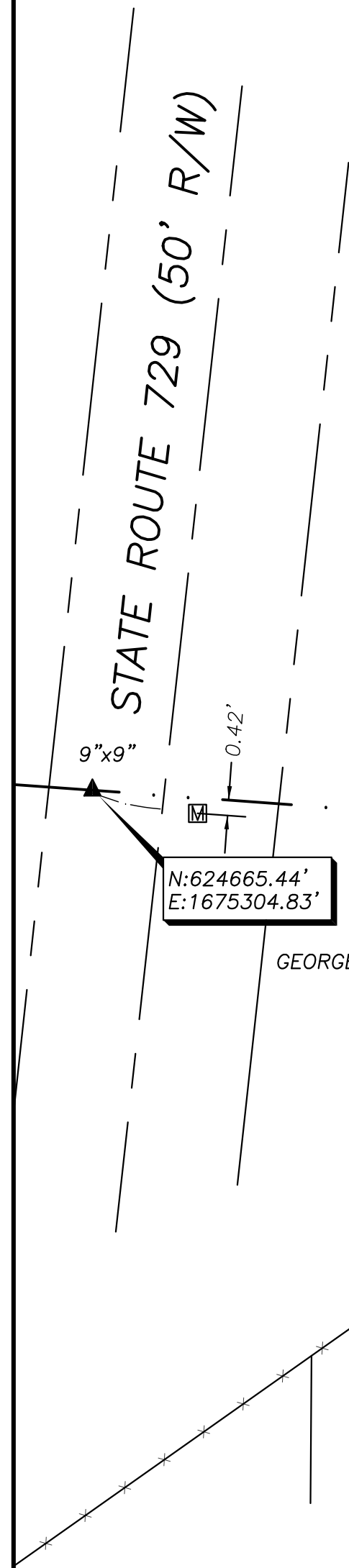


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/15/17
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
E MARIE FERGUSON
 TOD CHRISTOPHER SCOTT FERGUSON
 OR 355 PG 1598 (MADISON CO.)
 OR 194 PG 770 (FAYETTE CO.)
 (A) 4.85 ACRES (PARCEL 1)
 MAD. PARCEL No. 27-00101.000
 0.2 ACRES (MADISON CO.)
 FAY. PARCEL No. 06000300001200



GEORGE W & LAURA L CRAIG, TRUSTEES
 42.213 RESIDUAL ACRES
 51.03 ORIG. ACRES
 OR 306 P 968 (MADISON)
 37.768 ACRES
 27-00005.001

0.4907± ACRES
 (A)

ROBERT L STOUGHTON &
 JANE ANN STOUGHTON,
 LIFE ESTATE
 OR 280 P 697
 195.65 ORIG. ACRES
 27-00153.000

DAVID C REID
 DB 172 P 900 (FAYETTE)
 NO RECORD IN MADISON COUNTY
 40 ACRES
 EXHIBIT "D"
 PARCEL FOUR, FIRST TRACT
 14000100000200

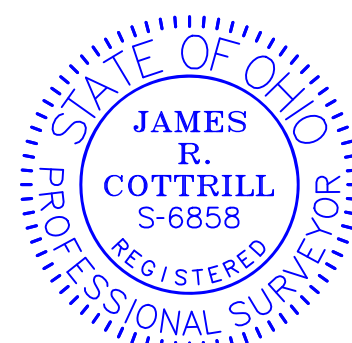
GEORGE W & LAURA L CRAIG, TRUSTEES
 42.213 RESIDUAL ACRES
 51.03 ORIG. ACRES
 OR 200 P 94 (FAYETTE)
 4.4400 ACRES
 06000300001000

MADISON COUNTY/STOKES TOWNSHIP
 FAYETTE COUNTY/JEFFERSON TOWNSHIP

LEGEND

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

- ▣ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- △ DOUBLE ANGLE IRON FENCE POST (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 05/25/21

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

0.4907± ACRES,
VMS 1284, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FERGUSON

SCALE : 1" = 30'
 30' 15' 0 30'
 JOB No. S210406 CREW: MW
 SURVEYED 05/21/21 DWN BY: NC
 DRAWN 05/24/21 CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.4907 Acre Tract Surveyed for Ferguson

The following described 0.4907 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1248, being part of a 4.85 acre tract (Parcel I) (Parcel #27-00101.000 Madison County, 0.2 acres) conveyed to E. Marie Ferguson by Official Record 355 page 1598 in Madison County and Official Record 194 page 770 in Fayette County, and being more particularly described as follows:

Beginning at an iron pin and cap set in the east line of said 4.85 acre tract and the west line of a 40 acre tract conveyed to David C Reid by Deed Book 172 page 900 (Fayette County) (no record in Madison County), at the intersection of the line between VMS 1248 and VMS 1093 with the line between Madison County and Fayette County, said iron pin and cap bears North 85° 51' 10" West a distance of 2227.88 feet from a 10 inch by 10 inch County stone found near Bookwalter Road (Township Road 78 Mad. Co.);

Thence, with said County line and a new line across said 4.85 acre tract, **North 85° 51' 10" West** a distance of **234.16 feet** to an iron pin and cap set in the southeast line of a 42.213 acre tract conveyed to George W and Laura L Craig, Trustees by Official Record 306 page 968 (Madison County, 37.768 acre tract) and Official Record 200 page 94 (Fayette County, 4.44 acre tract), said iron pin and cap bears South 85° 51' 10" East a distance of 1391.06 feet from a 9 inch by 9 inch County stone found near the west side of State Route 729;

Thence, with said 42.213 acre tract the following two courses:

- 1) **North 54° 45' 22" East** a distance of **233.74 feet** to an iron pin and cap set;
- 2) **North 87° 21' 10" East** a distance of **52.07 feet** to a double angle iron fence post found in the west line of a 195.65 original acre tract conveyed to Robert L Stoughton by Official Record 280 page 697 (Madison County), and in the line of VMS 1248 and VMS 1093;

Thence, with said 195.65 acre tract, **South 03° 11' 41" West** a distance of **22.20 feet** to an iron pin and cap set at the northwest corner of Reid's said 40 acre tract;

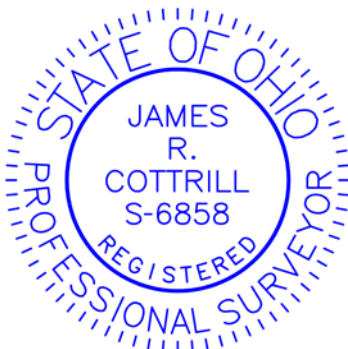
Thence, with said 40 acre tract, **South 03° 31' 22" West** a distance of **132.30 feet** returning to the point of beginning containing **0.4907 Acres** more or less.

Bearings are based on a GPS observation on July 15, 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 21, 2021 by James R. Cottrill, PS registration #6858. (Job #S210406-0-4907)




James R. Cottrill, PS #6858