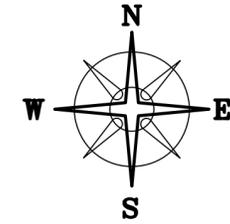


BEARINGS ARE BASED ON A GPS OBSERVATION ON 2/21/14
WGS 1984 GEODETIC NORTH



POINT OF COMMENCEMENT

VMS 540
VMS 1238

SELSOR-MOON RD. (CR 16)

JIM & ROSALEA NOBLE
OR 112 P 528
10.0000 ACRES

VMS 1238

VMS 3674

N:642582.88
E:1678792.80

DEED REFERENCE

EDWIN L. & RITA J.
VALLERY
D.B. 264, PG. 885
Ⓐ 107.541 ACRES
27-00045.000

Ⓐ

S 86°55'22" E 512.39'

@437.39'

127.07'

S 04°48'21" W

FRALICK RD. (T-86) (45'R/W)

TPOB

2.3515± ACRES

Ⓐ

N 04°48'21" E 200.00'

BARN

HOUSE

N 86°55'22" W 512.39'

@22.00'

S 04°48'21" W 200.00'

Ⓐ

LEGEND

- 1/2" ⌀ IRON PIPE (FOUND)
- ⊙ IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⚠ IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

DATE: 3/03/14

COTTRILL SURVEYING LLC.

8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

2.3515± ACRES, V.M.S. 1238,
STOKES TOWNSHIP
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAN HARPER

DATE DRAWN:
2/26/14
JOB # S140202
F. B. #

SCALE : 1" = 60'
60' 30' 0 60'

CREW: MW
DWN. BY: RC, MW
CK. BY:

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

2.3515 Acre Tract *Surveyed for Dan Harper*

The following describe 2.3515 acre tract is situated in the state of Ohio, Madison County, Stokes Township, VMS 1238, being part of a 107.541 acre tract (27-00045.000) conveyed to Edwin L and Rita J Valerie by Deed Book 264 page 885, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Fralick Road (Township Road 86) (45 feet right-of-way) with the centerline of Selsor-Moon Road (County Road 16);

Thence, with the centerline of said Fralick Road, the following two courses:

- 1) South 04° 52' 04" West a distance of 1207.80 feet to a 1/2 inch diameter iron pipe found at the northeast corner of said 107.541 acre tract
- 2) South 04° 48' 21" West a distance of 127.07 feet to a mag nail set in said centerline at **The True Point of Beginning**;

Thence, continuing with said centerline, **South 04° 48' 21" West** a distance of **200.00 feet** to a mag nail set;

Thence, across said 107.541 acre tract the following three new courses:

- 1) **North 86° 55' 22" West**, passing an iron pin and cap set at 22.00 feet, a total distance of **512.39 feet** to an iron pin and cap set
- 2) **North 04° 48' 21" East** a distance of **200.00 feet** to an iron pin and cap set
- 3) **South 86° 55' 22" East**, passing an iron pin and caps set at 437.39 feet, a total distance of **512.39 feet** returning to **The True Point of Beginning** containing **2.3515 Acres** more or less.

Bearings are based on a GPS observation on February 21, 2014, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed March 3, 2014 by James R. Cottrill registration #6858. (Job #S140202-2-3515AC)

James R. Cottrill, PS