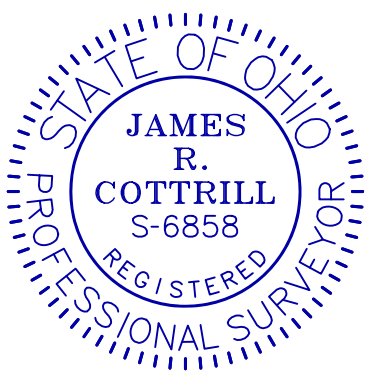


**DEED REFERENCE**  
**ROGER G & EVIE EILEEN SOCKMAN**  
 OR 379 PG 316  
 (A) PARCEL No. 21-00277.000  
 0.5 ACRES  
 (B) PARCEL No. 21-00278.000  
 0.25 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 04/19/2021

**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

**0.6456± ACRES, VMS 6049,**  
**VILLAGE OF RANGE, RANGE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR SOCKMAN**

SCALE : 1" = 40'	JOB No. S210416	CREW: MW
40' 20' 0 40'	SURVEYED 04/2021	DWN BY: JRC
	DRAWN 04/2021	CHECK: NC

# COTTRILL SURVEYING, INC

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

## 0.6456 Acre Tract Surveyed for Sockman

The following described 0.6456 acre tract is situated in the State of Ohio, Madison County, Range Township, Village of Range, VMS 6049, being all of a 0.5 acre tract (Parcel 21-00277.000) and all of a 0.25 acre tract (Parcel 21-00278.000) both conveyed to Roger G and Evie Eileen Sockman by Official Record 379 page 316, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 323 (50 feet right-of-way) and Danville Road (County Road 8, 44 feet right-of-way);

Thence, with the centerline of State Route 323, South 86° 48' 34" East a distance of 364.81 feet to the intersection of the centerline of State Route 323 with the extension of the East line of Range Street (50 feet wide);

Thence, with the East line of Range Street, South 00° 01' 23" East a distance of 244.16 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS 7759" found at the Southwest corner of a 0.35 acre tract conveyed to West Broad Street Investors LTD and Ohio LLC by Official Record 217 page 1579, in the East line of a 0.6 acre tract conveyed to Sidney J Anderson by Official Record 313 page 879 and the Northwest corner of said 0.25 acre tract, and being the **True Point of Beginning**;

Thence, with the South line of said 0.35 acre tract, **South 88° 41' 30" East** a distance of **263.68 feet** to an iron pin and cap set in the West line of a 1.85 acre tract conveyed to John M New by Official Record 356 page 576;

Thence, with the West line of said 1.85 acre tract, **South 00° 01' 23" East**, passing the Northeast corner of said 0.5 acre tract at 48.20 feet, a total distance of **70.70 feet** to an iron pin and cap previously set at the Northeast corner of a 2.1867 acre tract conveyed to Brian Turner by Official Record 315 page 2328;

Thence, with the North line of said 2.1867 acre tract, **South 75° 57' 06" West** a distance of **271.71 feet** to an iron pin and cap previously set at the Southeast corner of a 0.340 acre tract conveyed to Roger G Sockman by Official Record 299 page 2092;

Thence, with the East line of said 0.340 acre tract, **North 00° 01' 23" West** a distance of **28.32 feet** to an iron pin and cap previously set at the Southeast corner of a 0.242 acre tract conveyed to Roger G Sockman by Official Record 337 page 721 and the southeast corner of Range Street;

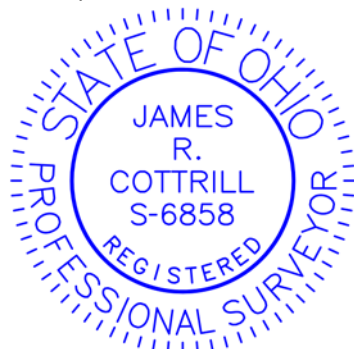
Thence, with the East line of said 0.242 acre tract and Range Street, **North 00° 01' 23" West**, passing the Southwest corner of said 0.25 acre tract at 65.68 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS 7759" found at the Southeast corner of said Anderson's 0.6 acre tract at 90.63 feet, a total distance of **114.36 feet** returning to the **True Point of Beginning**, containing **0.6456 Acres** more or less, of which 0.3525 acres more or less is all of said 0.5 acre tract and 0.2931 acres more or less is all of said 0.25 acre tract.

Bearings are based on a GPS observation on October 4, 2010, 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 Surveying"

This description is based on a field survey performed April 16, 2021 by James R. Cottrill, PS registration #6858. (Job #S210416-0.6456)



  
James R. Cottrill, PS #6858