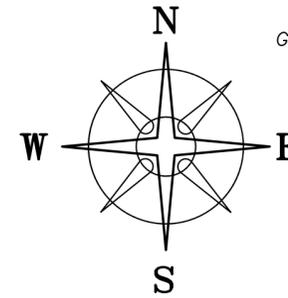


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 02/28/22
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
NANCY O'HARA
OR 378 PG 1435
PARCEL No. 29-00633.005
Ⓐ 7.033 ACRES

JOHN T & JOANNA L
MITCHELL, JT LIVES
OR 2 PG 747
141.6455 ORG ACRES
55.0303 ACRES (MAD CO)

HAROLD T MARKLEY, TRUSTEE
OR 323 PG 728
35.755 ACRES

REPLACING
DETERIORATED
1/2" PIPE (FOUND)
N 50°34'25" E
78.76'

ADAM C & TIA R
SEXTON, JT LIVES
OR 385 PG 2559
7.002 ACRES

CHAD THOMAS OTTMAN &
THOMAS G OTTMAN, JT LIVES
OR 107 PG 839
28.8441 ACRES

NOTE

NO OF THE MONUMENTAION CALLED
TO HAVE BEEN SET DURING THE
JANUARY 13, 2021 SURVEY BY
ANTHONY W WILLIAMS PS 7726 WAS
FOUND DURING THIS SURVEY.

POINT OF
COMMENCEMENT
N: 697810.74'
E: 1677176.88'

LEGEND

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

- ▲ STONE WITH CUT "X" (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "ELLIOTT 7759" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

Nathan Cottrill DATE: 03/03/22

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

1.8840± ACRES,
VMS 4214, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SEXTON

SCALE : 1" = 100'
100' 50' 0 100'
JOB No. S220209A CREW: NC,AM
SURVEYED 02/28/22 DWN BY: NC
DRAWN 03/01/22 CHECK: MW



COTTRILL SURVEYING, INC

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

1.8840 Acre Tract Surveyed for Sexton

The following described 1.8840 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4214, being part of a 7.033 acre tract (Parcel 29-00633.005) conveyed to Nancy O'hara by Official Record 378 page 1435, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Markley Road (Township Road 105, right-of-way width unknown) at the South corner of a 7.002 acre tract conveyed to Adam C and Tia R Sexton, Joint Lives by Official Record 385 page 2559, said mag nail bears North 30° 09' 09" East a distance of 319.46 feet, North 34° 16' 29" East a distance of 424.75 feet, North 30° 10' 17" East a distance of 295.04 feet and North 28° 42' 08" East a distance of 106.55 feet from an iron pin found at the centerline intersection of Markley Road and Brighton Road (Township Road 106, right-of-way width unknown);

Thence, with the centerline of Markley Road with the following two courses:

- 1) North 28° 22' 23" East a distance of 341.93 feet to a mag nail set;
- 2) North 16° 43' 06" East a distance of 89.56 feet to a mag nail set at the East corner of said 7.002 acre tract and the South corner of said 7.033 acre tract and being the **True Point of Beginning**;

Thence, with the Northeast line of said 7.002 acre tract **North 41° 13' 35" West** a distance of **670.49 feet** to the Southeast line of a 141.6455 original acre tract conveyed to John T and Joanna L Mitchell, Joint Lives by Official Record 2 page 747;

Thence, with the Southeast line of said 141.6455 original acre tract, **North 50° 56' 45" East** a distance of **130.98 feet** to an iron pin and cap set;

Thence, with a new line across said 7.033 acre tract, **South 41° 13' 35" East**, passing an iron pin and cap set at 548.17 feet, a total distance of **583.57 feet** to a mag nail set in the centerline of Markley Road;

Thence, with the centerline of Markley Road, **South 16° 43' 06" West** a distance of **154.43 feet** returning to the **True Point of Beginning**, containing **1.8840 Acres** more or less.

Bearings are based on a GPS observation on February 28, 2022, 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 March 1, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220209-1.8840)




Nathan L. Cottrill, PS #8821