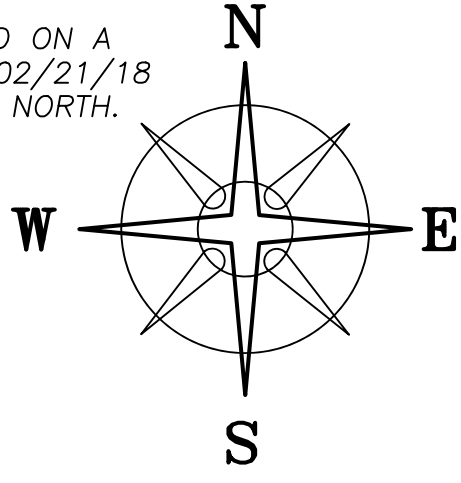


MADISON COUNTY COMMISSIONERS  
DB 290 PG 370  
0.430 ACRES

**SELSOR-MOON ROAD (CR 16, R/W VARIES)**

POINT OF COMMENCEMENT  
N=643784.995'  
E=1678908.537'

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 02/21/18  
WGS 1984 GEODETIC NORTH.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 86°39'36" W	100.16'
L2	S 86°39'36" E	84.32'
L3	S 03°14'01" W	25.42'
L4	S 64°57'54" E	53.85'
L5	N 63°29'19" E	40.31'
L6	N 03°14'01" E	24.61'

EDWIN L & RITA J VALLERY  
DB 264 PG 885  
107.541 ACRES

**25.7476± ACRES**

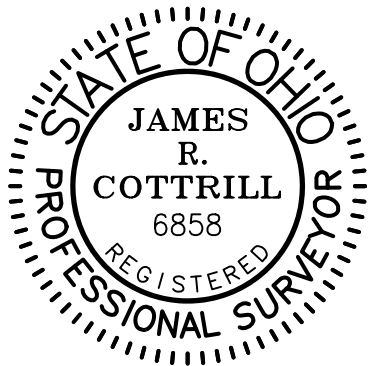
(A)

JIM & ROSALEA NOBLE  
OR 112 PG 528  
10.0000 ACRES

**DEED REFERENCE**  
**MIAMI TRACE, LLC**  
**OR 328 PG 448**  
SECOND TRACT  
**(A) 25.74 ACRE (AUDITOR)**  
36.17 ORIGINAL ACRES  
PARCEL No. 27-00128.000

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAIL ROAD SPIKE (FOUND)
  - 5/8"Ø REBAR (SET)
  - 1"Ø IRON PIN (FOUND)
  - ⊠ MAG NAIL (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⊕ 1/2" CONDUIT (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

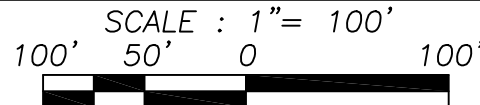


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 2/23/18

EDWIN L & RITA J VALLERY  
DB 264 PG 885  
107.541 ACRES

**COTTRILL SURVEYING, INC**  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**25.7476± ACRES,**  
**VMS 1238, STOKES TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MIAMI TRACE, LLC**



JOB No. S180202	CREW: MW
SURVEYED 02/2018	DWN BY: NC
DRAWN 02/2018	CHECK: MW,RC

# COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 25.7476 Acre Tract Surveyed for Miami Trace, LLC

The following described 25.7476 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1238, being all of a 25.74 acre tract (Parcel 27-00128.000, Second Tract, 36.17 original acres) conveyed to Miami Trace, LLC by Official Record 328 page 448, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Selsor-Moon Road (County Road 16, right-of-way width varies) and Fralick Road (Township Road 86, 45 feet right-of-way), in the line between VMS 540 and 3674 and at the Northeast corner of a 10.0000 acre tract conveyed to Jim and Rosalea Noble by Official Record 112 page 528;

Thence, with the centerline of Selsor-Moon Road and the North line of said 10.0000 acre tract with the following two courses:

- 1) South 84° 21' 03" West a distance of 273.24 feet to a mag nail found in the line between VMS 540 and 1238;
- 2) continuing with said VMS line, North 86° 39' 36" West a distance of 100.16 feet to a mag nail found at the North corner common to said 10.0000 acre tract and said 25.74 acre tract and being the **True Point of Beginning**;

Thence, with the West line of said 10.0000 acre tract, **South 04° 51' 03" West**, passing an iron pin and cap previously set at 25.00 feet, a total distance of **1,166.10 feet** to an iron pin and cap previously set in the North line of a 107.541 acre tract conveyed to Edwin L and Rita J Vallery by Deed Book 264 page 885;

Thence, with said 107.541 acre tract with the following two courses:

- 1) **North 86° 48' 57" West** a distance of **1,069.51 feet** to a 1 inch diameter iron pin found;
- 2) **North 13° 47' 10" East**, passing an iron pin and cap set at 1,162.21 feet, a total distance of **1,188.29 feet** to a railroad spike found in the centerline of Selsor-Moon Road and in the line between VMS 540 and 1238;

Thence, with the centerline of Selsor-Moon Road and said VMS line, **South 86° 39' 36" East** a distance of **84.32 feet** to a mag nail set at the Northwest corner of a 0.430 acre tract conveyed to Madison County Commissioners by Deed Book 290 page 370;

Thence, around said 0.430 acre tract with the following five courses:

- 1) **South 03° 14' 01" West** a distance of **25.42 feet** to a 5/8 inch diameter rebar set;
- 2) **South 64° 57' 54" East** a distance of **53.85 feet** to a 5/8 inch diameter rebar set;
- 3) **South 86° 45' 59" East** a distance of **350.00 feet** to a 5/8 inch diameter rebar set;
- 4) **North 63° 29' 19" East** a distance of **40.31 feet** to a 5/8 inch diameter rebar set;
- 5) **North 03° 14' 01" East** a distance of **24.61 feet** to a mag nail set in the centerline of Selsor-Moon Road and in the line between VMS 540 and 1238;

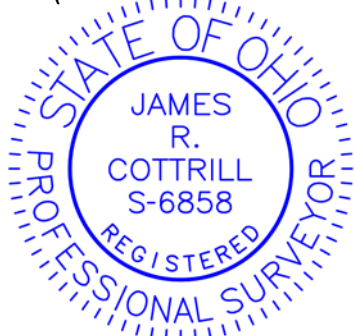
Thence, with the centerline of Selsor-Moon Road and said VMS line, **South 86° 39' 36" East** a distance of **365.48 feet** returning to the **True Point of Beginning**, containing **25.7476 Acres** more or less.

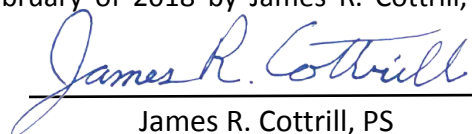
Bearings are based on a GPS observation on February 21, 2018, WGS 1984 Geodetic North.

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 February of 2018 by James R. Cottrill, PS registration #6858. (Job # S180202-25-7476AC)



  
James R. Cottrill, PS