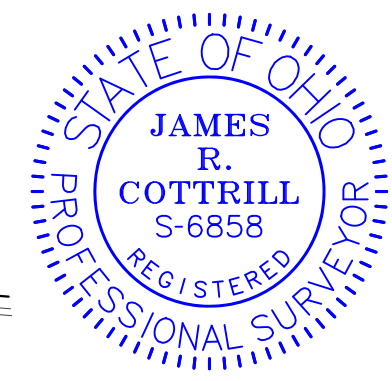


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/11/2021
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
DEBRA LYNN CROSBY-COOPER,
KELLY SUE CROSBY &
CRAIG POSTON CROSBY
OR 307 P 1419
PARCEL No. 27-00110.000
(A) 50 ACRES
FIRST TRACT
PARCEL No. 27-00110.000
(B) 52 ACRES
SECOND TRACT

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ DOUBLE ANGLE IRON FENCE POST (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ▣ MADISON COUNTY MONUMENT 02-007 (FOUND)

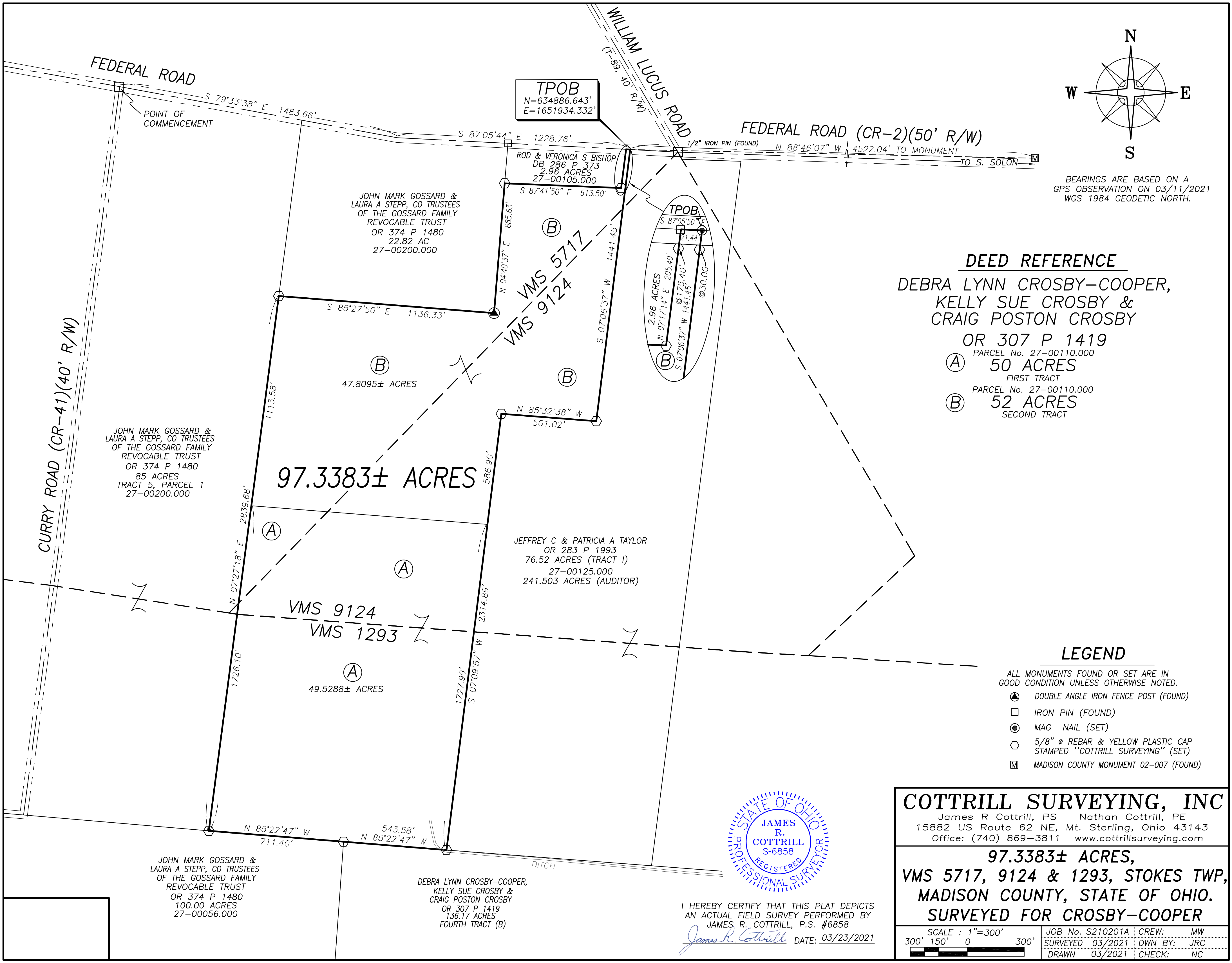


COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

97.3383± ACRES,
VMS 5717, 9124 & 1293, STOKES TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CROSBY-COOPER

SCALE : 1"=300'	JOB No. S210201A	CREW: MW
300' 150' 0 300'	SURVEYED 03/2021	DWN BY: JRC
	DRAWN 03/2021	CHECK: NC

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 03/23/2021



COTTRILL SURVEYING, INC

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

97.3383 Acre Tract *Surveyed for Crosby-Cooper*

The following described 97.3383 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 5717, 9124 and 1293, being all of a 50 acre tract (Parcel 27-00110.000, First Tract) and all of a 52 acre tract (Parcel 27-00110.000, Second Tract) both conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Federal Road (County Road 2, 50 feet right-of-way) and Curry Road (County Road 41, 40 feet right-of-way), being the Northwest corner of an 85 acre tract conveyed to John Mark Gossard and Laura A Stepp, Co-Trustees of the Gossard Family Revocable Trust by Official Record 374 page 1480;

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

- 1) South 79° 33' 38" East a distance of 1483.66 feet to a point;
- 2) South 87° 05' 44" East a distance of 1228.76 feet to a mag nail set at the Northwest corner of a 76.52 acre tract conveyed to Jeffrey C and Patricia A Taylor by Official Record 283 page 1993, the Northeast corner of said 52 acre tract, and being the **True Point of Beginning**;

Thence, with said 76.52 acre tract with the following three courses:

- 1) **South 07° 06' 37" West**, passing an iron pin and cap set at 30.00 feet, a total distance of **1441.45 feet** to an iron pin and cap set;
- 2) **North 85° 32' 38" West** a distance of **501.02 feet** to an iron pin and cap set;
- 3) **South 07° 09' 57" West**, passing the Northeast corner of said 50 acre tract at 586.90 feet, a total distance of **2314.89 feet** to an iron pin and cap set in the North line of a 136.17 acre tract conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419;

Thence, with the North line of said 136.17 acre tract, **North 85° 22' 47" West** a distance of **543.58 feet** to an iron pin and cap set at the Northeast corner of a 100.00 acre tract conveyed to John Mark Gossard and Laura A Stepp, Co-Trustees of the Gossard Family Revocable Trust by Official Record 374 page 1480;

Thence, with the North line of said 100.00 acre tract, **North 85° 22' 47" West** a distance of **711.40 feet** to an iron pin and cap set at the Southeast corner of said Gossard's 85 acre tract,

Thence, with the East line of said 85 acre tract, **North 07° 27' 18" East**, passing the Southwest corner of said 52 acre tract at 1726.10 feet, a total distance of **2839.68 feet** to an iron pin and cap set at the Southwest corner of a 22.82 acre tract conveyed to John Mark Gossard and Laura A Stepp, Co-Trustees of the Gossard Family Revocable Trust by Official Record 374 page 1480;

Thence, around said 22.82 acre tract with the following two courses:

- 1) **South 85° 27' 50" East** a distance of **1136.33 feet** to a double angle iron fence post found;

- 2) **North 04° 40' 37" East** a distance of **685.63 feet** to an iron pin and cap set at the Southwest corner of a 2.96 acre tract conveyed to Rod and Veronica S Bishop by Deed Book 286 page 373;

Thence, around said 2.96 acre tract with the following two courses:

- 1) **South 87° 41' 50" East** a distance of **613.50 feet** to an iron pin and cap set;
- 2) **North 07° 17' 14" East**, passing an iron pin and cap set at 175.40 feet, a total distance of **205.40 feet** to an iron pin found in the centerline of Federal Road;

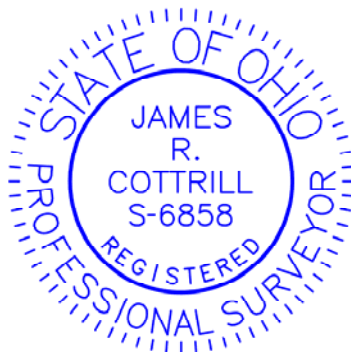
Thence, with the centerline of Federal Road, **South 87° 05' 50" East** a distance of **21.44 feet** returning to the **True Point of Beginning**, containing **97.3383 Acres** more or less, of which 49.5288 acres more or less is all of said 50 acre tract and 47.8095 acres more or less is all of said 52 acre tract.

Bearings are based on a GPS observation on March 11, 2021, 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 of 2021 by James R. Cottrill, PS registration #6858. (Job #S210201-97.3383)




James R. Cottrill, PS #6858