

LONG VIEW ACRES LLC  
OR 230 PG 1412  
PARCEL FOUR: TRACT #1: 211.5 ORG ACRES  
104.1 ACRES  
15-00043.000

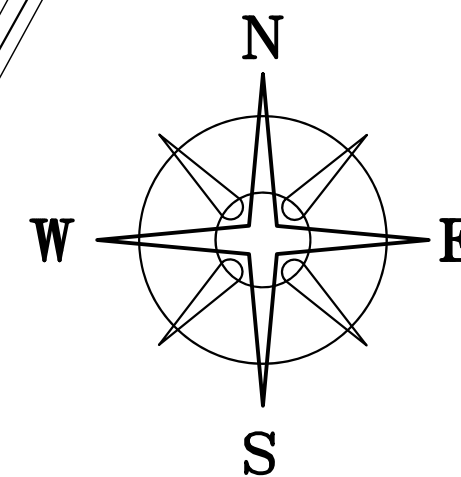
IP&C SET @  
(DEED CALL) TRIPLE  
BURR OAK (STUMP)

JOHN M & DAWN BOERGER  
OR 109 PG 2438  
150.464 ACRES  
15-00010.002

JOHN M & DAWN BOERGER  
OR 73 PG 382  
14.000 ACRES  
15-00010.001

DELLA M RYAN, TRUSTEE  
OF THE DELLA M RYAN TRUST  
OR 354 PG 550  
177.914 ACRES  
184.914 ORG ACRES  
15-00121.000

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 67°10'32" E | 122.37'  |
| L2   | S 06°04'08" W | 498.56'  |
| L3   | S 52°00'28" E | 182.13'  |
| L4   | S 40°39'56" W | 216.22'  |
| L5   | S 28°27'35" W | 330.00'  |
| L6   | N 40°39'56" E | 216.22'  |
| L7   | N 52°00'28" W | 182.13'  |
| L8   | N 06°04'08" E | 498.56'  |
| L9   | N 67°10'32" W | 122.37'  |
| L10  | S 61°33'49" E | 168.11'  |



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/30/21  
WGS 1984 GEODETIC NORTH.

**DEED REFERENCE**  
TRACI L HARDING BOGARD  
OR 301 PG 293  
PARCEL No. 15-00016.000  
Ⓐ 122.6862 ACRES  
124.23 ORG ACRES

**ADJOINER DEED REFERENCE**  
KEITH A GOTTFRIED - OR 314 PG 1841  
① 0.9768 ACRES - 15-00016.001  
② 0.5667 ACRES - 15-00017.000

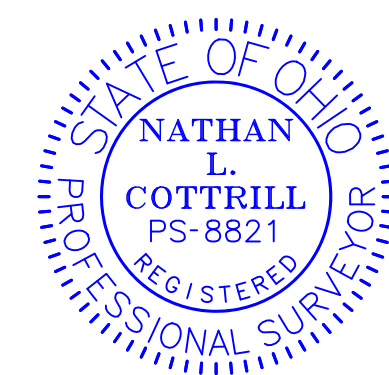
- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 5"x8" STONE (FOUND)
  - RAILROAD SPIKE (FOUND)
  - ◇ PK NAIL (FOUND)
  - ⊙ MAG NAIL (SET)
  - 5/8" Ø IRON PIN (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ⊙ 3/4" Ø ELECTRICAL CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

Ⓐ 109.6169± ACRES

Ⓐ 14.0008± ACRES

POB  
N=765560.17'  
E=1709120.33'

POB  
N=764039.98'  
E=1708275.80'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 07/20/23

**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

**14.0008± & 109.6169± ACRES**  
**VMS 8416, PIKE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR HARDING BOGARD**

SCALE : 1" = 300'  
300' 150' 0 300'

JOB No. S230617 CREW: MW  
SURVEYED 07/11/23 DWN BY: NC  
DRAWN 07/12/23 CHECK: RC

# COTTRILL SURVEYING, INC

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

## **14.0008 Acre Tract** *Surveyed for Harding Bogard*

The following described 14.0008 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 8416, being part of a 122.6862 acre tract (Parcel 15-00016.000, 124.23 original acres) as conveyed to Traci L Harding Bogard by Official Record 301 page 293, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the centerline of Rosedale Road (County Road 25, 45 feet right-of-way) with the line between VMS 8416 and VMS 12131, said mag nail being in the Northeast line of a 177.914 acre tract conveyed to Della M Ryan, Trust by Official Record 354 page 550 and the South corner of said 122.6862 acre tract;

Thence, with the Northeast line of said 177.914 acre tract, **North 55° 32' 46" West**, passing an iron pin and cap set at 30.00 feet, a total distance of **1241.47 feet** to an iron pin and cap set;

Thence, across said 122.6862 acre tract with the following six new courses:

- 1) **North 29° 25' 31" East** a distance of **972.08 feet** to an iron pin and cap set;
- 2) **South 67° 10' 32" East** a distance of **122.37 feet** to an iron pin and cap set;
- 3) **South 06° 04' 08" West** a distance of **498.56 feet** to an iron pin and cap set;
- 4) **South 52° 00' 28" East** a distance of **182.13 feet** to an iron pin and cap set;
- 5) **South 40° 39' 56" West** a distance of **216.22 feet** to an iron pin and cap set;
- 6) **South 55° 32' 46" East**, passing an iron pin and cap set at 751.95 feet, a total distance of **776.95 feet** to a mag nail set in the centerline of Rosedale Road;

Thence, with the centerline of Rosedale Road, **South 28° 27' 35" West** a distance of **330.00 feet** returning to the **Point of Beginning**, containing **14.0008 Acres** more or less.


Bearings are based on a GPS observation on June 30, 2021, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on July 11, 2023.



  
Nathan L. Cottrill, PS #8821  
(Job #S230617-14.0008)

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **109.6169 Acre Tract** *Surveyed for Harding Bogard*

The following described 109.6169 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 8416, being part of a 122.6862 acre tract (Parcel 15-00016.000, 124.23 original acres) as conveyed to Traci L Harding Bogard by Official Record 301 page 293, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Rosedale Road (County Road 25, 45 feet right-of-way) at the South corner of a 0.5667 acre tract conveyed to Keith A Gottfried by Official Record 314 page 1841 and a corner to said 122.6862 acre tract, said PK nail bears North 28° 27' 35" East a distance of 1739.08 feet from a mag nail set at the intersection of the centerline of Rosedale Road with the line between VMS 8416 and VMS 12131;

Thence, with the centerline of Rosedale Road, **South 28° 27' 35" West** a distance of **1409.08 feet** to a mag nail set;

Thence, across said 122.6862 acre tract with the following six new courses:

- 1) **North 55° 32' 46" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **776.95 feet** to an iron pin and cap set;
- 2) **North 40° 39' 56" East** a distance of **216.22 feet** to an iron pin and cap set;
- 3) **North 52° 00' 28" West** a distance of **182.13 feet** to an iron pin and cap set;
- 4) **North 06° 04' 08" East** a distance of **498.56 feet** to an iron pin and cap set;
- 5) **North 67° 10' 32" West** a distance of **122.37 feet** to an iron pin and cap set;
- 6) **South 29° 25' 31" West** a distance of **972.08 feet** to an iron pin and cap set in the Northeast line of a 177.914 acre tract conveyed to Della M Ryan, Trustee by Official Record 354 page 550 and being in the line between VMS 8416 and VMS 12131;

Thence, with the Northeast line of said 177.914 acre tract and with said VMS line with the following two courses:

- 1) **North 55° 32' 46" West** a distance of **143.61 feet** to an iron pin and cap set;
- 2) **North 28° 47' 52" West** a distance of **2797 .16 feet** to an iron pin and cap set in the stump of a triple burr oak found at a corner to a 104.1 acre tract conveyed to Long View Acres LLC by Official Record 230 page 1412 and being at the corner of VMS 7474, VMS 8416 and VMS 12131;

Thence, with the Southeast line of said 104.1 acre tract and with the line between VMS 7474 and VMS 8416, **North 55° 20' 52" East** a distance of **371.15 feet** to a 5-inch x 8-inch stone found at the West corner of a 150.464 acre tract conveyed to John M and Dawn Boerger by Official Record 109 page 2438;

Thence, with the Southwest line of said 150.464 acre tract, **South 63° 59' 16" East**, passing a 3/4 inch pipe found at the West corner of a 14.000 acre tract conveyed to John M and Dawn Boerger by Official Record 73 page 382 at 2518.63 feet, a total distance of **3396.39 feet** to a 3/4 inch diameter electrical conduit and yellow plastic cap stamped "RI Baker 5539" found at the North corner of a 0.9768 acre tract conveyed to Keith A Gottfried by Official Record 314 page 1841;

Thence, around said 0.9768 acre tract with the following two courses:

- 1) **South 28° 19' 07" West** a distance of **394.57 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 61° 33' 49" East**, passing a 5/8 inch diameter iron pin found at the West corner of said Gottfried's 0.5667 acre tract at 14.11 feet, passing a 5/8 inch

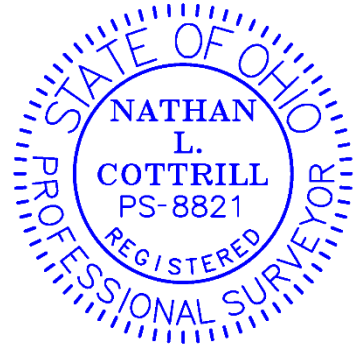
diameter iron pin found at 139.07 feet, a total distance of **168.11 feet** returning to the **Point of Beginning**, containing **109.6169 Acres** more or less.

Bearings are based on a GPS observation on June 30, 2021, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on July 11, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

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Nathan L. Cottrill, PS #8821  
(Job #S230617-109.6169)