

BEARINGS ARE BASED ON THE
SOUTHEAST LINE OF A 63.9355 AC
AS DESCRIBED IN OR 151 PG 1081
(N 44°09'04" E)

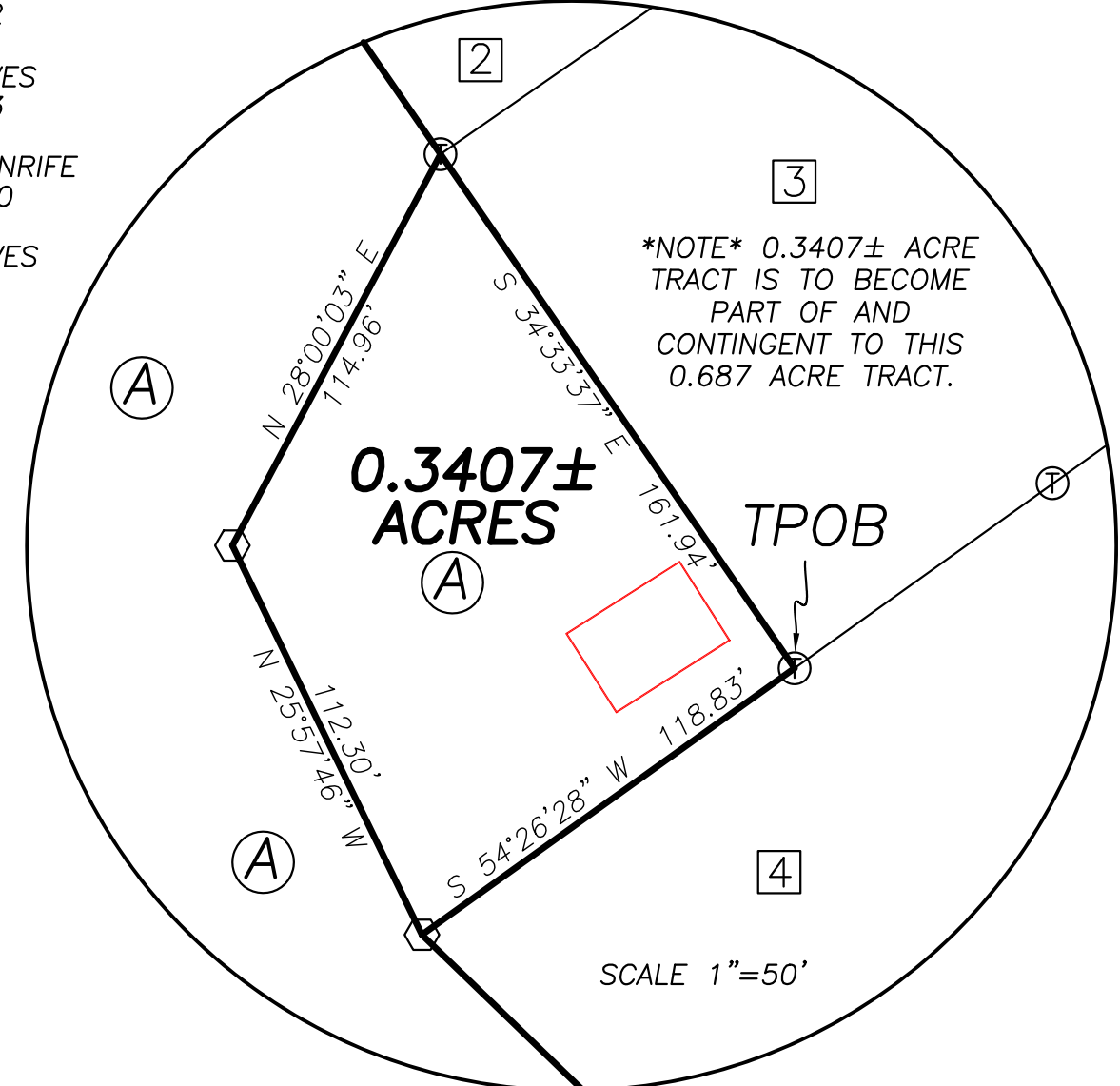
STATE OF OHIO
FBO OHIO DEPT OF REHAB & CORRECTIONS
OR 151 PG 1081
63.9355 ACRES

STATE OF OHIO
LONDON CORRECTIONAL PRISON
DB 88 PG 554
558.66 ACRES

ADJOINER DEED REFERENCE

- 1 LAMAR L GOSSARD, TOD WILLIAM R GOSSARD
0.586 ACRES - OR 330 PG 1882
30-00106.000
- 2 JAMES D & JUDY C CARTER, JT LIVES
0.251 ACRES - OR 133 PG 1013
30-00022.000
- 3 LAMAR GOSSARD, TOD MARCELLA BOGENRIFE
0.687 ACRES - OR 330 PG 1880
30-00060.000
- 4 JOEL P & BRANDY A GREEN, JT LIVES
1.00 ACRES - OR 328 PG 800
30-00102.000

DETAIL "A"



TPOB
N=694813.03'
E=1696450.45'

N=694992.35'
E=1696699.87'

21.7316± ACRES

DEED REFERENCE

LAMAR GOSSARD
TOD WILLIAM R GOSSARD
OR 330 PG 1882
PARCEL No. 30-00059.000
A 22.255 ACRES
25.02 ORG ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 03/09/23

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - △ 1/2" ∅ IRON PIN (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - MAG NAIL (FOUND)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "ELLIOTT PS7759" (FOUND)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

**0.3407± & 21.7316± ACRES,
VMS 8864 & 13567, UNION TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GOSSARD**

SCALE : 1" = 150'
150' 75' 0 150'
JOB No. S230212 CREW: MW,AM
SURVEYED 03/07/23 DWN BY: NC
DRAWN 03/08/23 CHECK: RC

(BASIS OF BEARINGS)
N 44°09'04" E 1848.59'

S 44°17'18" W 1719.31'

VMS 8864 / 13567
VMS 13567 / 537.05'
VMS 5429 / 8744
N 39°07'06" W 537.05'

ZACHARY I & YOUNG GOSSARD, JT
OR 384 PG 365
10.994 ACRES

WILLIAM & SANDRA GOSSARD, JT LIVES
OR 61 PG 514
1.62 ACRES
30-00035.001

AUSTIN STEELE
OR 378 PG 1804
2.00 ACRES
30-00017.000

STATE ROUTE 56 (60' R/W)
MARY LOU DRIVE (PRIVATE)

S 09°40'36" W
0.79'

IP BEARS
N 44°20'51" W
0.29'

S 28°00'03" W
114.96'

S 25°57'46" E
112.30'

S 54°26'28" W
174.65'

0.94' (RT)
@78.81'

188.57'

307.40'

278.33'

S 44°17'18" W
371.17'

191.00'

S 34°32'54" E
229.58'

S 28°00'03" W
114.96'

S 25°57'46" E
112.30'

S 54°26'28" W
174.65'

S 45°59'46" E
174.65'

S 44°17'18" W
371.17'

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0.3407 Acre Tract Surveyed for Gossard

The following described 0.3407 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8864, being part of a 22.255 acre tract (Parcel 30-00059.000, 25.02 original acres) conveyed to Lamar Gossard, TOD William R Gossard by Official Record 330 page 1882, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 56 at the North corner of a 1.00 acre tract conveyed to Joel P and Brandy A Green, Joint Lives by Official Record 328 page 800 and the East corner of a 0.687 acre tract conveyed to Lamar Gossard, TOD Marcella Bogenrife by Official Record 330 page 1880, said mag nail bears North 34° 43' 14" West a distance of 371.11 feet from the intersection of State Route 56 with Mary Lou Drive (Private Road) and being the West corner of a 2.00 acre tract conveyed to Austin Steele by Official Record 378 page 1 804;

Thence, with the line between said 1.00 acre and 0.687 acre tracts, South 54° 26' 28" West a distance of 188.57 feet to a 3/4 inch T-bar and cap found at the South corner of said 0.687 acre tract and corner to said 22.255 acre tract and being the **True Point of Beginning**;

Thence, continuing with the Northwest line of said 1.00 acre tract, **South 54° 26' 28" West** a distance of **118.83 feet** to an iron pin and cap set at the West corner of said 1.00 acre tract;

Thence, across said 22.255 acre tract with the following two new courses:

- 1) **North 25° 57' 46" West** a distance of **112.30 feet** to an iron pin and cap set;
- 2) **North 28° 00' 03" East** a distance of **114.96 feet** to a 3/4 inch T-bar and cap found at the South corner of a 0.251 acre tract conveyed to James D and Judy C Carter, Joint Lives by Official Record 133 page 1013 and the West corner of said Gossard's 0.687 acre tract;

Thence, with the Southwest line of said 0.687 acre tract, **South 34° 33' 37" East** a distance of **161.94 feet** returning to the **True Point of Beginning**, containing **0.3407 Acres** more or less.

Bearings are based on the southeast line of a 63.9355 acre tract (South 44° 09' 04" West) as described in Official Record 151 page 1081.

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 March 7, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230212-0.3407)

COTTRILL SURVEYING, INC

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

21.7316 Acre Tract *Surveyed for Gossard*

The following described 21.7316 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8864 and VMS 13567, being part of a 22.255 acre tract (Parcel 30-00059.000, 25.02 original acres) conveyed to Lamar Gossard, TOD William R Gossard by Official Record 330 page 1882, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 56 at the North corner of a 1.00 acre tract conveyed to Joel P and Brandy A Green, Joint Lives by Official Record 328 page 800 and the East corner of a 0.687 acre tract conveyed to Lamar Gossard, TOD Marcella Bogenrife by Official Record 330 page 1880, said mag nail bears North 34° 43' 14" West a distance of 371.11 feet from the intersection of State Route 56 with Mary Lou Drive (Private Road) and being the West corner of a 2.00 acre tract conveyed to Austin Steele by Official Record 378 page 1 804;

Thence, with the line between said 1.00 acre and 0.687 acre tracts, South 54° 26' 28" West a distance of 307.40 feet to an iron pin and cap set at the West corner of said 1.00 acre tract and corner to said 22.255 acre tract and being the **True Point of Beginning**;

Thence, with the Southeast line of said 1.00 acre tract, **South 45° 59' 46" East** a distance of **174.65 feet** to a 3/4 inch diameter iron pipe found in the Northwest line of said Steele's 2.00 acre tract;

Thence, with the Northwest line of said 2.00 acre tract, **South 44° 17' 18" West**, passing the North corner of a 1.62 acre tract conveyed to William and Sandra Gossard, Joint Lives by Official Record 61 page 514 at 78.81 feet, passing a 3/4 inch diameter iron pipe found at the North corner of a 10.994 acre tract conveyed to Zachary I and Young Gossard by Official Record 384 page 365 at 563.17 feet, a total distance of **1719.31 feet** to a 3/4 inch diameter iron pipe found in the Northeast line of a 558.66 acre tract conveyed to the State of Ohio London Correctional Prison by Deed Book 88 page 554 and in the line between VMS 13567 and VMS 5429/8744;

Thence, with the Northeast line of said 558.66 acre tract and with said VMS line, **North 39° 01' 06" West** a distance of **537.05 feet** to an iron pin and cap previously set at the South corner of a 63.9355 acre tract conveyed to the State of Ohio FBO Ohio Department of Rehab and Corrections by Official Record 151 page 1081;

Thence, with the Southeast line of said 63.9355 acre tract, **North 44° 09' 04" East** a distance of **1848.59 feet** to the West corner of a 0.586 acre tract conveyed to Lamar L Gossard, TOD William R Gossard by Official Record 330 page 1882, from said corner a 1/2 inch diameter iron pin found bears North 44° 20' 51" West a distance of 0.29 feet;

Thence, with the Southwest line of said 0.586 acre tract, **South 34° 32' 54" East**, passing a 1/2 diameter iron pin found at the West corner of a 0.251 acre tract conveyed to James D and Judy C Carter, Joint Lives by Official Record 133 page 1013 at 129.61 feet, a total distance of **229.58 feet** to a 3/4 inch T-bar and cap found at the South corner of said 0.251 acre tract and the West corner of said Gossard's 0.687 acre tract;

Thence, across said 22.255 acre tract with the following two new courses:


- 1) **South 28° 00' 03" West** a distance of **114.96 feet** to an iron pin and cap set;
- 2) **South 25° 57' 46" East** a distance of **112.30 feet** returning to the **True Point of Beginning**, containing **21.7316 Acres** more or less.

Bearings are based on the southeast line of a 63.9355 acre tract (South 44° 09' 04" West) as described in Official Record 151 page 1081.

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 March 7, 2023.





Nathan L. Cottrill, PS #8821
(Job #S230212-21.7316)