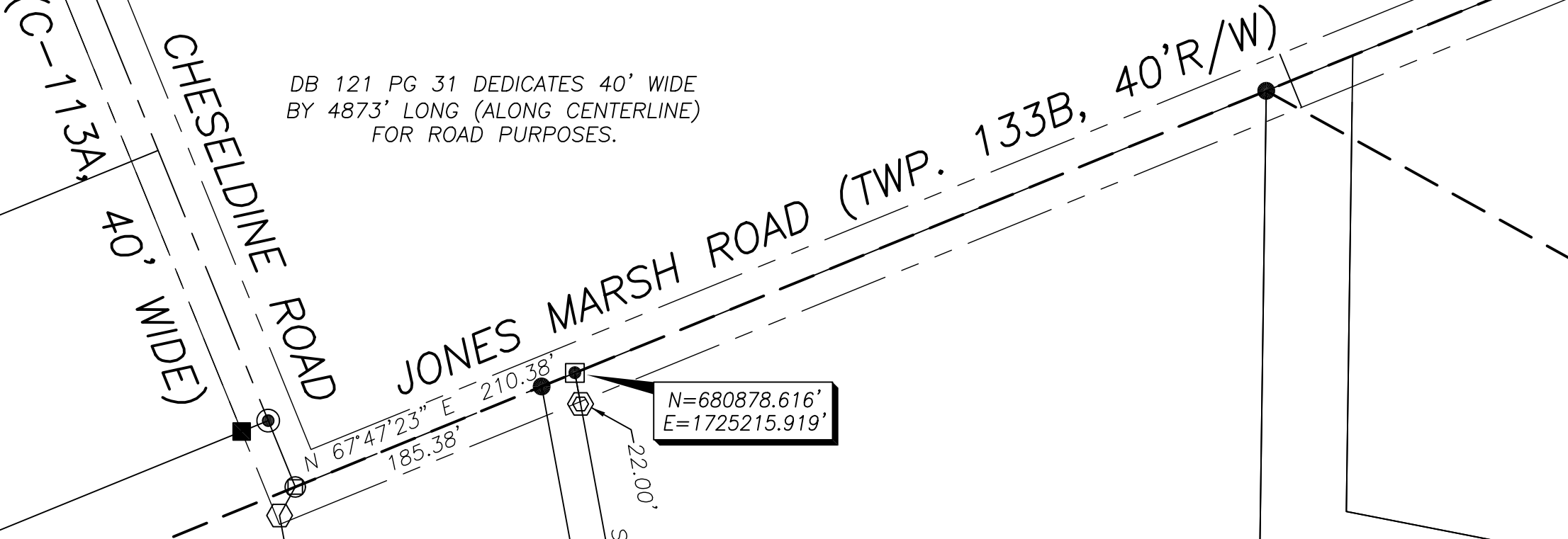


DEED REFERENCE
JAMES C BAUGESS, TRUSTEE
 OF THE TRUST OF JAMES C BAUGESS
OR 208 P 1040
① 12.8629 ACRES
 PARCEL No. 13-00009.000

BEARINGS ARE BASED ON THE
 SOUTH LINE OF A 210.6879 ACRE TRACT
 AS DESCRIBED IN OR 263 PG 2623

DB 121 PG 31 DEDICATES 40' WIDE
 BY 4873' LONG (ALONG CENTERLINE)
 FOR ROAD PURPOSES.



N=680878.616'
 E=1725215.919'

JAMES S BAUGESS
 OR 42 P 172
 1.39 ACRES
 13-00009.001

N 67°48'07" E 1043.95'
VMS 3844
VMS 4124
 UNION TWP
 OAK RUN TWP

JAMES S BAUGESS
 DB 298 P 20
 17.757 ACRES
 PARCEL No. 13-00008.000
 16.247 ACRES OAK RUN TWP
 PARCEL No. 29-00034.000
 1.510 ACRES UNION TWP

0.6791 ACRES
 13-00008.001

POB

2.7509± ACRES
 ①

N 67°47'37" E
 224.74'

N 10°28'37" W
 470.50'

S 10°26'12" E
 619.63'

S 87°02'43" W 672.21'

GARY L & JUDITH K MAYLE, JT LIVES
 DB 282 PG 251
 13.09 ACRES, SECOND TRACT

ANDREW S SIMS (TOD JULIA G SIMS)
 OR 285 PG 2327
 213.89 ACRES
 13-00129.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- P.K. NAIL (FOUND)
- MAG NAIL (SET)
- 1" Ø IRON PIPE W/ SCREW ON CAP (FOUND)
- 1/2" Ø CONDUIT (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAILROAD SPIKE (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
 DATE: 01/17/23

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

2.7509± ACRES
VMS 4124, OAK RUN TWP
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BAUGESS

SCALE : 1" = 100'
 100' 50' 0 100'

JOB No. S221206 CREW: MW
 SURVEYED 01/11/23 DWN BY: NC
 DRAWN 01/12/23 CHECK: RC

COTTRILL SURVEYING, INC

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

2.7509 Acre Tract Surveyed for Baugess

The following described 2.7509 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4124, being part of a 12.8629 acre tract (Parcel 13-00009.000) conveyed to James C Baugess, Trustee of the trust of James C Baugess by Official Record 208 page 1040, and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin found at the Southeast corner of a 0.6791 acre tract conveyed to James S Baugess by Official Record 42 page 172 and a corner to said 12.8629 acre tract, said iron pin bears South 10° 26' 12" East a distance of 410.00 feet from a concrete nail found in the centerline of Jones Marsh Road (Township Road 133B, 40 feet right-of-way) being in the line between VMS 3844 and VMS 4124 and also in the line between Union Township and Oak Run Township;

Thence, with a new line across said 12.8629 acre tract, **South 10° 26' 12" East** a distance of **619.63 feet** to an iron pin and cap set in the North line of a 213.89 acre tract conveyed to Andrew S Sims by Official Record 285 page 2327;

Thence, with the North line of said 213.89 acre tract, **North 75° 15' 24" West** a distance of **242.75 feet** to an iron pin and cap set at the Southeast corner of a 17.757 acre tract conveyed to James S Baugess by Deed Book 292 page 20 and the Northeast corner of a 13.09 acre tract conveyed to Gary L and Judith K Mayle, Joint Lives by Deed Book 282 page 251;

Thence, with the East line of said 17.757 acre tract, **North 10° 28' 37" West** a distance of **470.50 feet** to an iron pin and cap previously set at the Southwest corner of said 0.6791 acre tract;

Thence, with the South line of said 0.6791 acre tract, **North 67° 47' 37" East** a distance of **224.74 feet** returning to the **Point of Beginning**, containing **2.7509 Acres** more or less.

Bearings are based on the South line of a 210.6879 acre tract as described in Official Record 263 page 2623.

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 January 11, 2023 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan L. Cottrill". The signature is written over a horizontal line.

Nathan L. Cottrill, PS #8821

(Job #S221206-2.7509)