

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

DEED REFERENCE  
JAMES S BAUGESS  
DB 298 P 20  
17.757 ACRES  
OR PG  
2.7509 ACRES

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

JAMES L & KARLA F BEVENS  
DB 248 PG 364  
5.0003 ACRES  
29-00039.000

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

JAMES C BAUGESS, TRUSTEE  
OF THE TRUST OF JAMES C BAUGESS  
PARCEL No. 13-00009.000  
OR 208 P 1040  
10.1120 ACRES  
12.8629 ORG ACRES

29-00280.000  
(2.695 ACRES)

TERENCE E & NOLA A LAMBERT, JT LIV  
DB 266 PG 140  
5.280 ACRES  
13-00066.000 (2.585 ACRES)

HOWARD J JR & MARGARET K GOULD, JT LIVES  
OR 54 PG 765  
17.657 ACRES, TRACT II  
13-00200.000

BRYAN K PATRIDGE, TRUSTEE  
OR 332 PG 1745  
6.771 ACRES  
13-00022.000

20.5022± ACRES

17.7513± ACRES

2.7509± ACRES

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

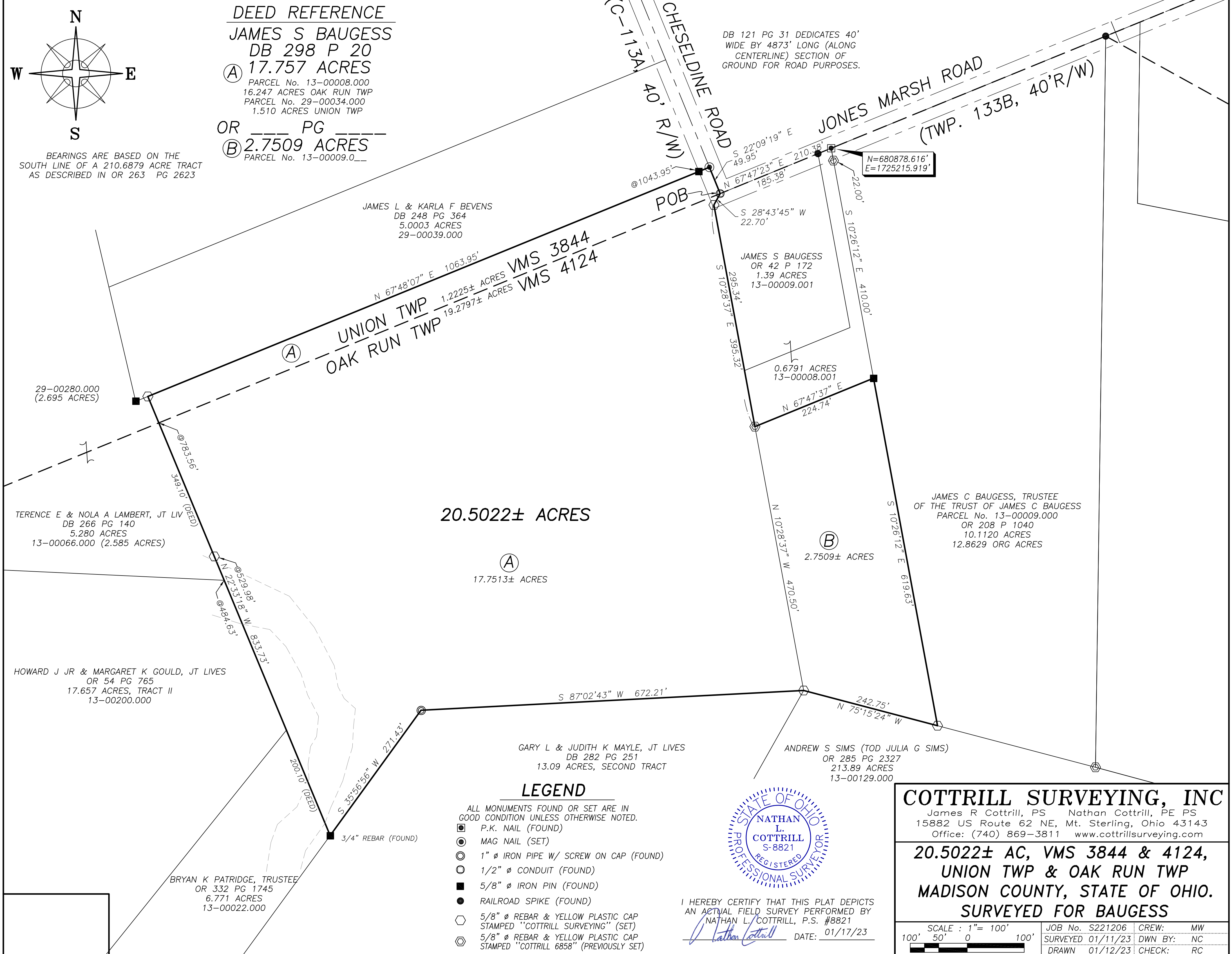
COTTRILL SURVEYING, INC

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

20.5022± AC, VMS 3844 & 4124,  
UNION TWP & 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

## **20.5022 Acre Tract Surveyed for Baugess**

The following described 20.5022 acre tract is situated in the State of Ohio, Madison County, Oak Run Township and Union Township, VMS 4124 and VMS 3844, being all of a 17.757 acre tract (Oak Run Township Parcel 13-00008.000, 16.247 acres and Union Township Parcel 29-00034.000, 1.510 acres by deed) conveyed to James S Baugess by Deed Book 292 page 20, and all of a 2.7509 acre tract (Parcel 13-00009.0\_\_ ) conveyed to James S Baugess by Official Record \_\_\_\_ page \_\_\_\_\_, and being more particularly described as follows:

Beginning at a 1/2 inch diameter conduit found at the centerline intersection of Jones Marsh Road (Township Road 133B, 40 feet right-of-way) and Cheseldine Road (County Road 113A, 40 feet right-of-way), being in the line between VMS 4124 and VMS 3844 and also in the line between Union Township and Oak Run Township, being a corner of a 1.39 acre tract conveyed to James S Baugess by Official Record 42 page 172 and corner to said 17.757 acre tract;

Thence, around said 1.39 acre tract with the following two courses:

- 1) **South 28° 43' 45" West** a distance of **22.70 feet** to an iron pin and cap set;
- 2) **South 10° 28' 37" East**, passing a corner to a 0.6791 acre tract conveyed to James S Baugess by Official Record 42 page 172 at 295.34 feet, a total distance of **395.32 feet** to an iron pin and cap previously set at the Northwest corner of said 2.7509 acre tract;

Thence, with the South line of said 0.6791 acre tract, **North 67° 47' 37" East** a distance of **224.74 feet** to a 5/8 inch diameter iron pin found in the West line of a 10.1120 acre tract conveyed to James C Baugess Trustee by Official Record 208 page 1040;

Thence, with the West line of said 10.1120 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 North line of said 13.09 acre tract with the following two courses,

- 1) **South 87° 02' 43" West** a distance of **672.21 feet** to a 1 inch diameter iron pipe with screw-on cap found;
- 2) **South 35° 56' 56" West** a distance of **271.43 feet** to a 3/4 inch diameter rebar found at the East corner of a 6.771 acre tract conveyed to Bryan K Patridge, Trustee by Official Record 332 page 1745;

Thence, with the Northeast line of said 6.771 acre tract, **North 22° 33' 18" West**, passing the Southeast corner of a 17.657 acre tract conveyed to Howard J Jr and Margaret K Gould, Joint Lives by Official Record 54 page 765 at 200.10 feet, passing the Southeast corner of a 5.280 acre tract conveyed to Terence E and Nola A Lambert, Joint Lives by Deed Book 266 page 140 at 484.66 feet, passing an iron pin and cap set at 529.98 feet, passing the line between Oak Run Township and Union Township and in the line between VMS 3844 and VMS 4124 at 783.56 feet, a total distance of **833.73 feet** to an iron pin and

cap set in the Southeast line of a 5.0003 acre tract conveyed to James L and Karla F Bevens by Deed Book 248 page 364;

Thence, with the Southeast line of said 5.0003 acre tract, **North 67° 48' 07" East**, passing a 5/8 inch diameter iron pin found at 1043.95 feet, a total distance of **1063.95 feet** to a mag nail set in the centerline of Cheseldine Road;

Thence, with the centerline of Cheseldine Road, **South 22° 09' 19" East** a distance of **49.95 feet** returning to the **Point of Beginning**, containing **20.5022 Acres** more or less, of which 1.2225 acres more or less is in Union Township and 19.2797 acres more or less is in Oak Run Township, of which 17.7513 acres more or less is all of said 17.757 acre tract and 2.7509 acres more or less is all of said 2.7509 acre tract,

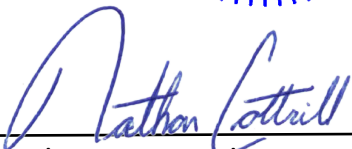
Bearings are based on the South line of a 210.6879 acre tract as described in Official Record 263 page 2623.

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.



  
Nathan L. Cottrill, PS #8821  
(Job #S221206-20.5022)