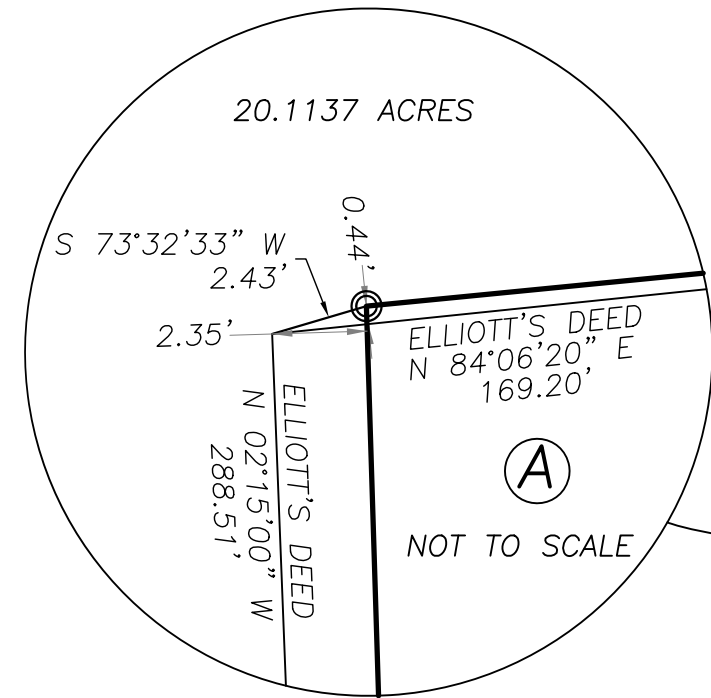
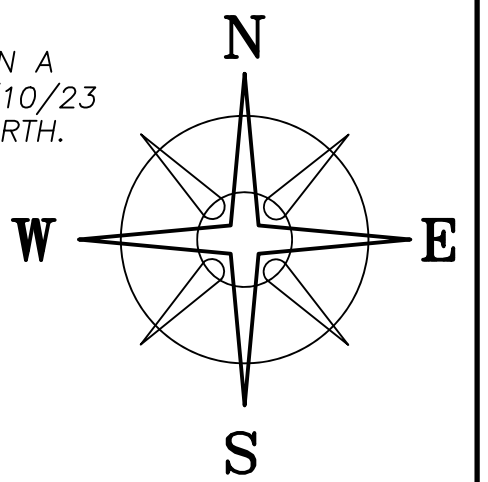
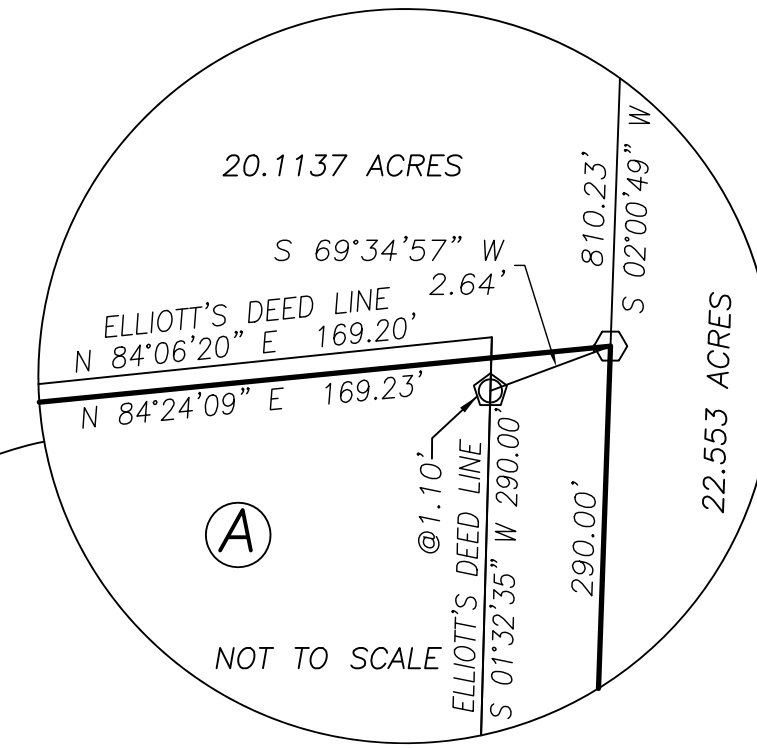


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/10/23
WGS 1984 GEODETIC NORTH.



JERRY & JUNE FLYNN
OR 296 PG 479
20.1137 ACRES
07-00661.001



DEED REFERENCE
JERRY A & JUNE M
FLYNN, JT LIVES
OR 327 PG 1697
PARCEL No. 07-00473.000
A 1.054 ACRES

ROBERT & JEAN GODDEN, TRUSTEES
GODDEN FAMILY REVOCABLE LIVING TRUST
OR 307 PG 2125
22.553 ACRES
PARCEL 07-00426.000

1.0533± ACRES
A

LEGEND

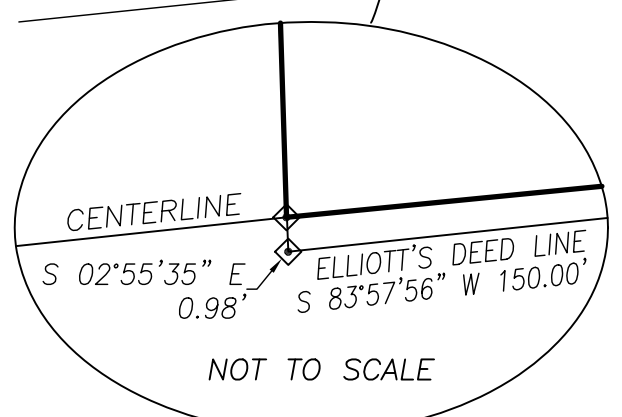
ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- 1/2" ∅ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- ◇ PK NAIL (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "ELLIOTT PS7759" (FOUND)
- ⊖ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

POB
N=688289.29'
E=1745611.11'

S 78°58'15" W 3596.99'
TO RRS AT CENTERLINE INTERSECTION WITH
WEST JEFFERSON - KIOUSVILLE ROAD (CR 22, 45'R/W)

S 84°23'05" W 150.00'
S 83°57'56" W 150.00'
LILLY CHAPEL-GEORGESVILLE ROAD (CR 102, 45' R/W)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 11/27/23

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

**1.0533± ACRES CORRECTION SURVEY,
VMS 7923, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JUNE FLYNN.**

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S231019 CREW: MW
SURVEYED 11/10/23 DWN BY: NC
DRAWN 11/13/23 CHECK: NC

COTTRILL SURVEYING, INC

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

1.0533 Acre Tract Corrective Description Surveyed for June Flynn

The following described 1.0533 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 7923, being all of a 1.054 acre tract (Parcel 07-00473.000) conveyed to Jerry A and June M Flynn, Joint Lives by Official Record 327 page 1697, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the centerline of Lilly Chapel-Georgesville Road (County Road 102, 45 feet right-of-way) at the Southwest corner of a 22.553 acre tract conveyed to Robert and Jean Godden, Trustees by Official Record 307 page 2125 and the Southeast corner of said 1.054 acre tract, said pipe bears South 78° 58' 15" West a distance of 3596.99 feet from a railroad spike found at the centerline intersection of Lilly Chapel-Georgesville Road with West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way);

Thence, with the centerline of Lilly Chapel-Georgesville Road, **South 84° 23' 05" West** a distance of **150.00 feet** to a PK nail found at a corner to a 20.1137 acre tract conveyed to Jerry and June Flynn by Official Record 296 page 479;

Thence, with said 20.1137 acre tract with the following two courses:

- 1) **North 01° 46' 47" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found 0.22 feet left of line at 28.97 feet, passing an iron pin and cap set at 35.00 feet, a total distance of **288.13 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 84° 24' 09" East** a distance of **169.23 feet** to an iron pin and cap set in the West line of said Godden's 22.553 acre tract, from said corner a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found bears South 69° 34' 57" West a distance of 2.64 feet;

Thence, with the West line of said 22.553 acre tract, **South 02° 00' 49" West**, passing a 3/4 inch diameter iron pipe found 0.26 feet right at 63.45 feet, passing an iron pin and cap set at 255.00 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found 0.35 feet right at 259.97 feet, a total distance of **290.00 feet** returning to the **Point of Beginning**, containing **1.0533 Acres** more or less.

Bearings are based on a GPS observation on November 10, 2023, 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 November 10, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S231019-1.0533)