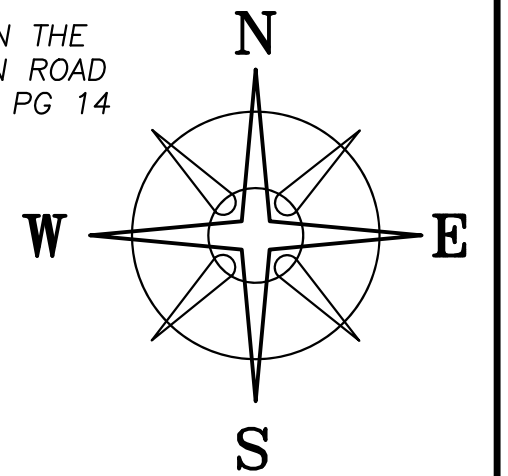
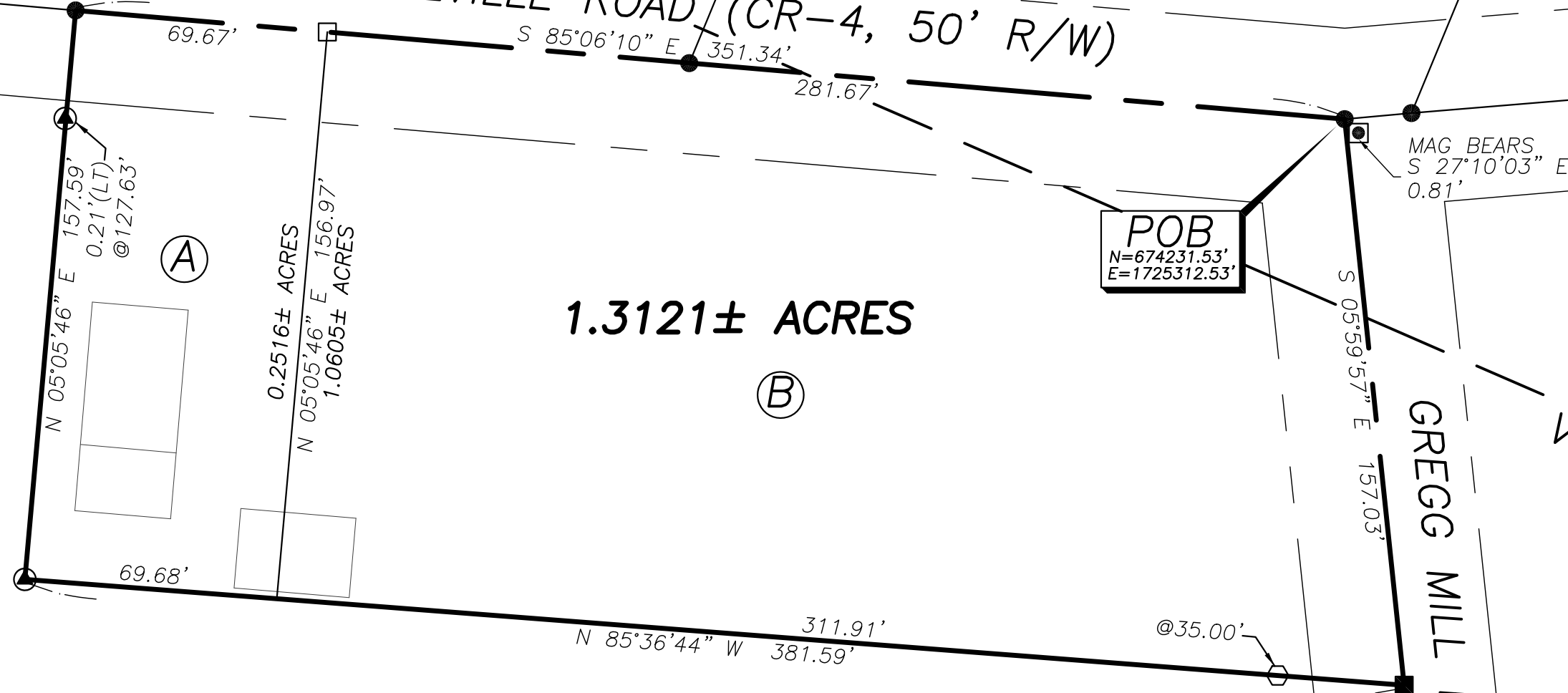


DEED REFERENCE
**RONALD T MCGOUGH &
 CINDY A PONYAH, JT LIVES**
OR 365 PG 2579
 PARCEL No. 13-00117.000
 FIRST TRACT:
 (A) 0.25 ACRES
 SECOND TRACT:
 (B) 1 ACRE

BEARINGS ARE BASED ON THE
 CENTERLINE OF GLADE RUN ROAD
 AS DESCRIBED IN OR 161 PG 14
 (S 22°41'30" W)



BIG PLAIN-CIRCLEVILLE ROAD (CR-4, 50' R/W)



1.3121± ACRES

JESSE E & TRUDY S BOBO, JT LIVES
 OR 296 PG 217
 6.157 ACRES
 13-00080.000

**VMS 4124
 VMS 1020**

GREGG MILL ROAD (T-100, 50' R/W)

LEGEND

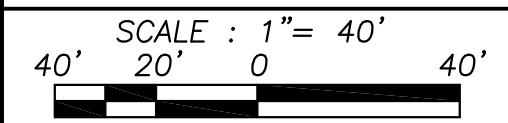
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
 - RAILROAD SPIKE (FOUND)
 - IRON PIN (FOUND)
 - 3/4"Ø IRON PIN (FOUND)
 - ⊕ DOUBLE ANGLE IRON POST (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW 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
Nathan L. Cottrill DATE: 09/27/23

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

**1.3121± ACRES,
 VMS 1020 & 4124, OAK RUN TWP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR MCGOUGH**



SCALE : 1" = 40'
 JOB No. S230828 CREW: MW
 SURVEYED 09/25/23 DWN BY: NC
 DRAWN 09/26/23 CHECK: RC

COTTRILL SURVEYING, INC

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

1.3121 Acre Tract Surveyed for McGough

The following described 1.3121 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 1020 and VMS 4124, being all of a 0.25 acre tract (First Tract: Parcel 13-00117.000) and all of a 1 acre tract (Second Tract: Parcel 13-00117.00) both conveyed to Ronald T McGough and Cindy A Ponyah, Joint Lives by Official Record 365 page 2579, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Big Plain-Circleville Road (County Road for, 50 feet right-of-way) and Gregg Mill Road (Township Road 100, 50 feet right-of-way) and being the Northeast corner of said 1 acre tract;

Thence, with the centerline of Gregg Mill Road, **South 05° 59' 57" East** a distance of **157.03 feet** to a 3/4 inch diameter iron pin found at the Northeast corner of a 6.157 acre tract conveyed to Jesse E and Trudy S Bobo, Joint Lives by Official Record 296 page 217;

Thence, with said 6.157 acre tract with the following two courses:

- 1) **North 85° 36' 44" West**, passing an iron pin and cap set at 35.00 feet, passing the Southeast corner of said 0.25 acre tract at 311.91 feet, a total distance of **381.59 feet** to a double angle iron fence post found;
- 2) **North 05° 05' 46" East**, passing a double angle iron fence post found 0.21 feet left of line at 127.63 feet, a total distance of **157.59 feet** to a railroad spike found in the centerline of Big Plain-Circleville Road;

Thence, with the centerline of Big Plain-Circleville Road, **South 85° 06' 10" East**, passing an iron pin found at the Northwest corner of said 1 acre tract at 69.67 feet, a total distance of **351.34 feet** returning to the **Point of Beginning**, containing **1.3121 Acres** more or less, of which 0.2516 acres more or less is all of said 0.25 acre tract and 1.0605 acres more or less is all of said 1 acre tract.

Bearings are based on the centerline of Glade Run Road (South 22° 41' 30" West) as described in Official Record 161 page 14.

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 September 25, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230828-1.3121)