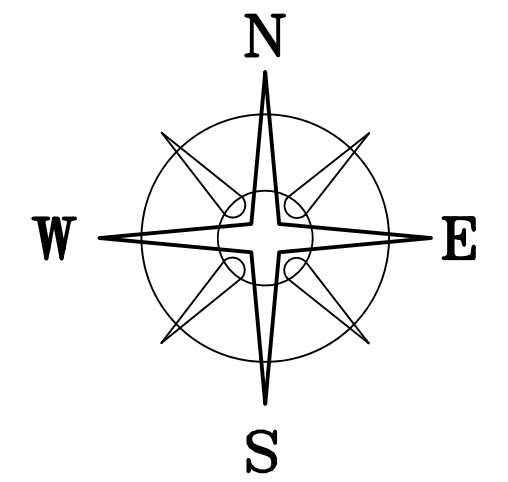


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/27/23  
WGS 1984 GEODETIC NORTH.

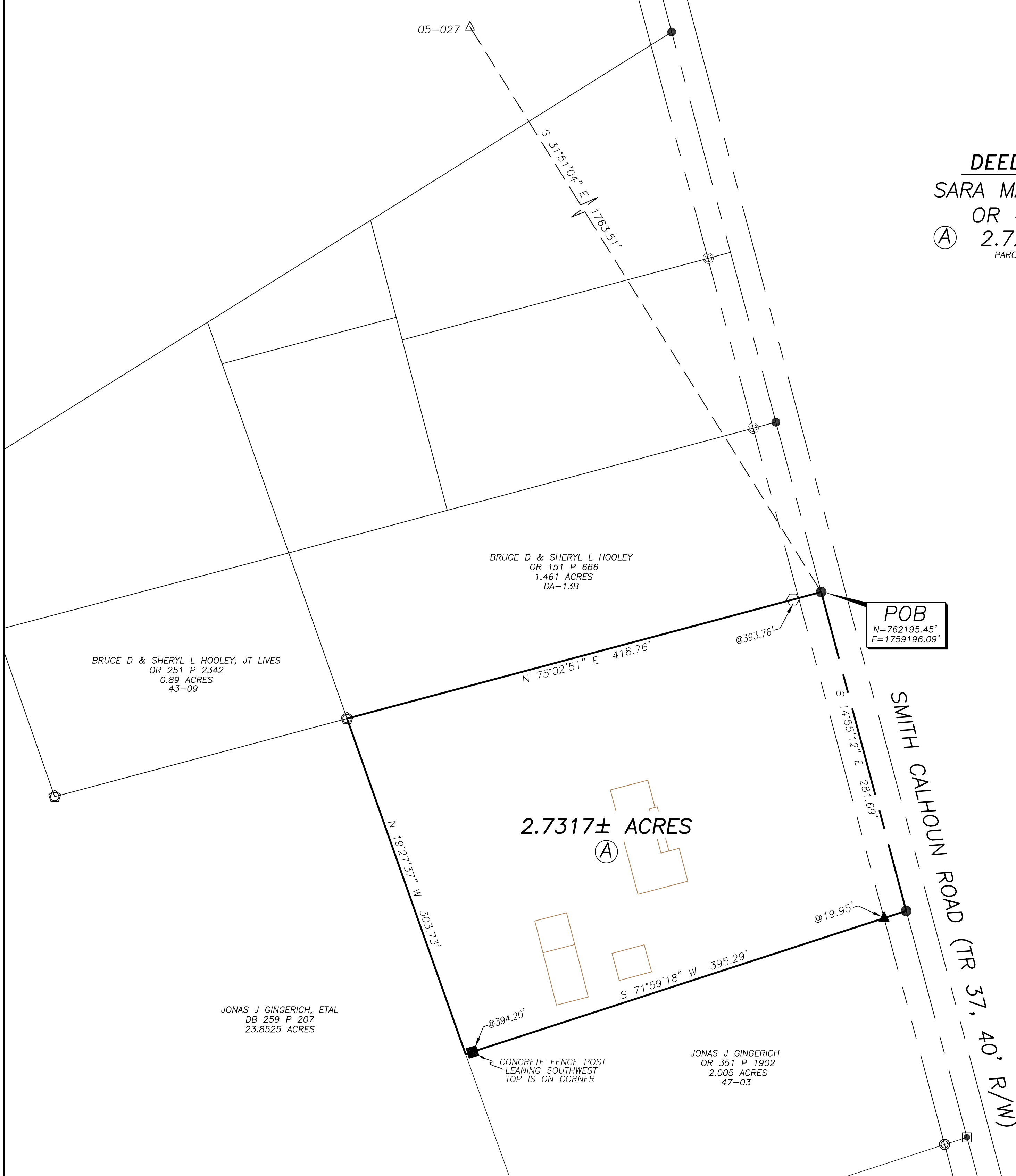


**DEED REFERENCE**  
SARA MAE TROYER, TOD  
OR 422 P 1810  
Ⓐ 2.7223 ACRES  
PARCEL No. 02-00085.000

**LEGEND**

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

- ▲ NORTH SIDE OF A 12"Ø CONCRETE FENCE POST (FOUND)
- CENTER OF A 12" CONCRETE FENCE POST AT GROUND LEVEL (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ COUNTY MONUMENT 05-027 (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊕ 3/4" Ø PIPE & RED PLASTIC CAP STAMPED "LANDMARK" (FOUND)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



BRUCE D & SHERYL L HOOLEY  
OR 151 P 666  
1.461 ACRES  
DA-13B

BRUCE D & SHERYL L HOOLEY, JT LIVES  
OR 251 P 2342  
0.89 ACRES  
43-09

2.7317± ACRES  
Ⓐ

JONAS J GINGERICH, ETAL  
DB 259 P 207  
23.8525 ACRES

JONAS J GINGERICH  
OR 351 P 1902  
2.005 ACRES  
47-03

POB  
N=762195.45'  
E=1759196.09'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 04/25/2024

**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

**2.7317± ACRES,**  
**VMS 1479, DARBY TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR SARA TROYER**

SCALE : 1" = 60'  
60' 30' 0 60'

JOB No. S240420 : CREW: MW  
SURVEYED 04/2024 : DWN BY: JRC  
DRAWN 04/25/24 : CHECK: NC

# COTTRILL SURVEYING, INC

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

## 2.7317 Acre Tract Surveyed for Sara Troyer

The following described 2.7317 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 1479, being all of a 2.7223 acre tract (Parcel 02-00085.000) conveyed to Sara Mae Troyer, TOD by Official Record 422 page 1810, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Smith Calhoun Road (Township Road 37, 40 feet right-of-way) at the Southeast corner of a 1.461 acre tract conveyed to Bruce D and Sheryl L Hooley by Official Record 151 page 666 and the Northeast corner of said 2.7223 acre tract, said railroad spike bears South 31° 51' 04" East a distance of 1763.51 feet from Madison County Monument 05-027;

Thence, with the centerline of Smith Calhoun Road, **South 14° 55' 12" East** a distance of **281.69 feet** to a railroad spike found at the Northeast corner of a 2.005 acre tract conveyed to Jonas J Gingerich by Official Record 351 page 1902;

Thence, with the North line of said 2.005 acre tract, **South 71° 59' 18" West**, passing the North side of a 12 inch diameter concrete fence post found at 19.95 feet, passing the base of a 12 inch square concrete fence post found leaning Southwest at 394.20 feet, a total distance of **395.29 feet** to the Northeast line of a 23.8525 acre tract conveyed to Jonas J Gingerich, et al. by Deed Book 259 page 207;

Thence, with the Northeast line of said 23.8525 acre tract, **North 19° 27' 37" West** a distance of **303.73 feet** to a 3/4 inch diameter iron pipe in red plastic cap stamped "Landmark" found at the Southeast corner of a 0.89 acre tract conveyed to Bruce D and Sheryl L Hooley, Joint Lives by Official Record 251 page 2342 and the Southwest corner of said Hooley's 1.461 acre tract;

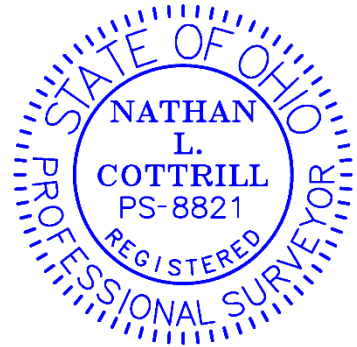
Thence, with the South line of said 1.461 acre tract, **North 75° 02' 51" East**, passing an iron pin and cap set at 393.76 feet, a total distance of **418.76 feet** returning to the **Point of Beginning**, containing **2.7317 Acres** more or less.

Bearings are based on a GPS observation on November 27, 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 April 25, 2024.



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

Nathan L. Cottrill, PS #8821  
(Job #S240420-2.7317)