

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

DEED REFERENCE
JOSEPH L GINGERICH
TOD MARY LOU GINGERICH
OR 400 PG 99
PARCEL No. 02-00182.000
(A) 16.19 ACRES
PLAT 60-06

CONVERSE HUFF ROAD (C-30, 50' R/W)
VMS 8305
VMS 7823 TPOB

POB
N=761785.10'
E=1755485.61'

JOHN A & LINDA A TROYER
OR 97 P 2552
1.5427 ACRES
02-00182.009
PLAT 23-99

MARY L GINGERICH
OR 258 P 2154
3.319 ACRES
02-00182.010
PLAT 77-05
PLAT 60-06

ROBERT GALLI, ET AL
OR 345 P 1614
127.1151 ACRES
02-00131.000
PLAT 119-03

MICHAEL D LANE, TRUSTEE
OR 400 P 71
20.001 ACRES
02-00131.002
PLAT 119-03

1.6155± ACRES
1.5001± NET ACRES
(A)

2.1063± ACRES
(A)

3.7259± ACRES
(A)

8.7065± ACRES
(A)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" ⌀ IRON PIPE (FOUND)
- ⊠ 1/2" REBAR IN 1/2" ⌀ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ COUNTY MONUMENT 05-027 (FOUND)
- PONY SPIKE (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 1/2" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "RI BAKER" (FOUND)
- ⊖ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



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

16.19 ACRE SPLIT,
VMS 7823, DARBY TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GINGERICH.

SCALE : 1" = 80'
80' 40' 0 80'

JOB No. S231018 CREW: MW
SURVEYED 12/2023 DWN BY: JRC
DRAWN 12/2023 CHECK: NC

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L COTTRILL, P.S. #8821
DATE: 12/06/23

COTTRILL SURVEYING, INC

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

1.6155 Acre Tract Surveyed for Gingerich

The following described 1.6155 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7823, being part of a 16.19 acre tract (Parcel 02-00182.000) conveyed to Joseph L Gingerich by Official Record 400 page 99, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Converse Huff Road (County Road 30, 50 feet right-of-way), being in the line between VMS 5125 and VMS 7823, at the Northwest corner of a 1.5427 acre tract conveyed to John A and Linda A Troyer by Official Record 97 page 2552 and the Northeast corner of said 16.19 acre tract, said mag nail bears South 55° 03' 21" West a distance of 3380.84 feet from Madison County Monument 05-027;

Thence, with the centerline of converse Huff Road and with said VMS line with the following two courses:

- 1) South 69° 52' 00" West a distance of 321.99 feet to a mag nail set over an iron pin found;
- 2) South 73° 47' 05" West a distance of 37.67 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 16.19 acre tract with the following three new courses:

- 1) **South 18° 26' 21" East**, passing iron pin and cap set at 25.02 feet, a total distance of **343.49 feet** to an iron pin and cap set;
- 2) **South 69° 52' 01" West** a distance of **200.94 feet** to an iron pin and cap set;
- 3) **North 18° 26' 21" West**, passing an iron pin and cap set at 332.21 feet, a total distance of **357.23 feet** to a mag nail set in the centerline of Converse Huff Road and in the line between VMS 8305 and VMS 7823;

Thence, with the centerline of Converse Huff Road and with said VMS line, **North 73° 47' 05" East** a distance of **201.00 feet** returning to the **True Point of Beginning** containing **1.6155 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 December of 2023.




Nathan L. Cottrill, PS #8821
(Job #S231018-1.6155)

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

2.1063 Acre Tract Surveyed for Gingerich

The following described 2.1063 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7823, being part of a 16.19 acre tract (Parcel 02-00182.000) conveyed to Joseph L Gingerich by Official Record 400 page 99, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Converse Huff Road (County Road 30, 50 feet right-of-way), being in the line between VMS 5125 and VMS 7823, at the Northwest corner of a 1.5427 acre tract conveyed to John A and Linda A Troyer by Official Record 97 page 2552 and the Northeast corner of said 16.19 acre tract, said mag nail bears South 55° 03' 21" West a distance of 3380.84 feet from Madison County Monument 05-027;

Thence, with the centerline of converse Huff Road and with said VMS line with the following two courses:

- 1) South 69° 52' 00" West a distance of 321.99 feet to a mag nail set over an iron pin found;
- 2) South 73° 47' 05" West a distance of 238.67 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 16.19 acre tract with the following three new courses:

- 1) **South 18° 26' 21" East**, passing iron pin and cap set at 25.02 feet, a total distance of **357.23 feet** to an iron pin and cap set;
- 2) **South 69° 52' 01" West** a distance of **250.92 feet** to an iron pin and cap set;
- 3) **North 18° 26' 21" West**, passing an iron pin and cap set at 349.37 feet, a total distance of **374.39 feet** to a mag nail set in the centerline of Converse Huff Road and in the line between VMS 8305 and VMS 7823;

Thence, with the centerline of Converse Huff Road and with said VMS line, **North 73° 47' 05" East** a distance of **251.00 feet** returning to the **True Point of Beginning** containing **2.1063 Acres** more or less.


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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 December of 2023.




Nathan L. Cottrill, PS #8821
(Job #S231018-2.1063)

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

3.7259 Acre Tract Surveyed for Gingerich

The following described 3.7259 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7823, being part of a 16.19 acre tract (Parcel 02-00182.000) conveyed to Joseph L Gingerich by Official Record 400 page 99, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Converse Huff Road (County Road 30, 50 feet right-of-way), being in the line between VMS 5125 and VMS 7823, at the Northwest corner of a 1.5427 acre tract conveyed to John A and Linda A Troyer by Official Record 97 page 2552 and the Northeast corner of said 16.19 acre tract, said mag nail bears South 55° 03' 21" West a distance of 3380.84 feet from Madison County Monument 05-027;

Thence, with the centerline of converse Huff Road and with said VMS line with the following two courses:

- 1) South 69° 52' 00" West a distance of 321.99 feet to a mag nail set over an iron pin found;
- 2) South 73° 47' 05" West a distance of 724.67 feet to a mag nail found at a corner to a 20.001 acre tract conveyed to Michael D Lane, Trustee by Official Record 400 page 71 and the Northwest corner of said 16.19 acre tract, being in the line between VMS 8305 and VMS 7823 and being the **True Point of Beginning**;

Thence, with the centerline of Converse Huff Road and with said VMS line, **North 73° 47' 05" East** a distance of **235.00 feet** to a mag nail set;

Thence, with a new line across said 16.19 acre tract, **South 18° 26' 21" East**, passing iron pin and caps set at 25.02 feet and 374.39 feet, a total distance of **683.12 feet** to an iron pin and cap set in a line of said Lane's 20.001 acre tract;

Thence, with said 20.001 acre tract with the following two courses:

- 1) **South 69° 52' 01" West** a distance of **234.93 feet** to a 1/2 inch rebar inside of a 1/2 inch diameter iron pipe found;
- 2) **North 18° 26' 21" West**, passing an iron pin and cap set at 662.37 feet, a total distance of **699.19 feet** returning to the **True Point of Beginning** containing **3.7259 Acres** more or less.

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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 December of 2023.



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

Nathan L. Cottrill, PS #8821

(Job #S231018-3.7259)

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8.7065 Acre Tract Surveyed for Gingerich

The following described 8.7065 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7823, being part of a 16.19 acre tract (Parcel 02-00182.000) conveyed to Joseph L Gingerich by Official Record 400 page 99, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Converse Huff Road (County Road 30, 50 feet right-of-way), being in the line between VMS 5125 and VMS 7823, at the Northwest corner of a 1.5427 acre tract conveyed to John A and Linda A Troyer by Official Record 97 page 2552 and the Northeast corner of said 16.19 acre tract, said mag nail bears South 55° 03' 21" West a distance of 3380.84 feet from Madison County Monument 05-027;

Thence, with the Southwest line of said 1.5427 acre tract, **South 20° 07' 47" East**, passing a 3/4 inch diameter iron pipe found at 40.33 feet, passing the Northwest corner of a 3.319 acre tract conveyed to Mary L Gingerich by Official Record 258 page 2154 at 334.31 feet, a total distance of **649.37 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker" found in the Northwest line of a 127.1151 acre tract conveyed to Robert Galli, et al. by Official Record 345 page 1614;

Thence, with the Northwest line of said 127.1151 acre tract, **South 69° 52' 01" West**, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker" found at a corner to a 20.001 acre tract conveyed to Michael D Lane, Trustee by Official Record 400 page 71 at 463.06 feet, a total distance of **830.67 feet** to an iron pin and cap set;

Thence, across said 16.19 acre tract with the following three new courses:

- 1) **North 18° 26' 21" West** a distance of **308.73 feet** to an iron pin and cap set;
- 2) **North 69° 52' 01" East**, passing an iron pin and cap set at 250.92 feet, a total distance of **451.86 feet** to an iron pin and cap set;
- 3) **North 18° 26' 21" West**, passing an iron pin and cap set at 318.47 feet, a total distance of **343.49 feet** to a mag nail set in the centerline of converse Huff Road and in the line between VMS 5125 and VMS 7823;

Thence, with the centerline of converse Huff Road and with said VMS line with the following two courses:

- 1) **North 73° 47' 05" East** a distance of **37.67 feet** to a mag nail set over an iron pin found
- 2) **North 69° 52' 00" East** a distance of **321.99 feet** returning to the **Point of Beginning**, containing **8.7065 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 December of 2023.




Nathan L. Cottrill, PS #8821
(Job #S231018-8.7065)