

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/16/2022
WGS 1984 GEODETIC NORTH.

DEED REFERENCE

DOUGLAS N & LAURA D CRAGER &
PAUL C TOBIN & KATE M CRAGER-TOBIN JT LIVES
OR 396 PG 810
PARCEL No. 05-00144.006
Ⓐ 2.300 ACRES

SPRING VALLEY ROAD
VMS 8373

Ⓐ
1.6438 RESIDUAL ACRES

Ⓐ
0.6562± ACRES

DOUGLAS N & LAURA D
CRAGER, JT LIVES
OR 400 PG 1200
18.4635 ACRES

TPOB

VMS 3903

N=695238.86'
E=1716321.00'

STATE ROUTE 142 (60' R/W)

POINT OF COMMENCEMENT

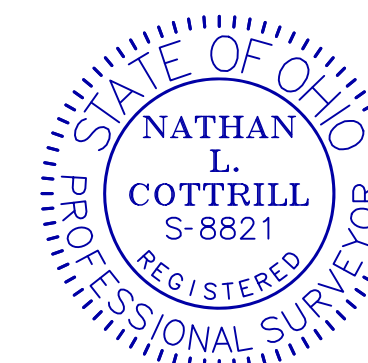
NOTE

THE 0.6562 ACRE TRACT IS TO
BECOME PART OF AND CONTINGENT
TO ADJOINING 18.4635 ACRE TRACT.

LEGEND

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

- MAG NAIL (SET)
- MAG NAIL (FOUND)
- ⊕ 5/8" ⌀ REBAR & RED PLASTIC
CAP STAMPED "McCARTY & ASSOC." (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (PREV. SET)



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

Nathan L. Cottrill DATE: 07/03/24

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

0.6562± ACRES,
VMS 3903, DEERCREEK TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DOUG & LAURA CRAGER

SCALE : 1" = 100'	JOB No. S240520	CREW: MW
100' 50' 0 100'	SURVEYED 06/24/24	DWN BY: NC
	DRAWN 06/24/24	CHECK: JRC

COTTRILL SURVEYING, INC

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

0.6562 Acre Tract *Surveyed for Doug & Laura Crager*

The following described 0.6562 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 3903, being part of a 2.300 acre tract (Parcel 05-00144.006) conveyed Douglas N and Laura D Crager and Paul C Tobin and Kate M Crager-Tobin, Joint Lives by Official Record 396 page 810, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Spring Valley Road (County Road 71, 60 feet right-of-way) and State Route 142 (60 feet right-of-way), in the line between VMS 3903 and 8373;

Thence, with the centerline of Spring Valley Road and said VMS line with the following two courses:

- 1) North 18° 04' 17" West a distance of 711.76 feet to a mag nail found;
- 2) North 19° 31' 20" West a distance of 506.69 feet to a mag nail found at a corner to an 18.4635 acre tract conveyed to Douglas N and Laura D Crager, Joint Lives by Official Record 400 page 1200 and the Southwest corner of said 2.300 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Spring Valley Road and with said VMS line, **North 19° 28' 23" West** a distance of **105.87 feet** to a mag nail set;

Thence, with a new line across said 2.300 acre tract, **North 70° 19' 02" East**, passing an iron pin and cap set at 20.73 feet, a total distance of **269.04 feet** to an iron pin and cap set in the line of said 18.4635 acre tract;

Thence, with said 18.4635 acre tract with the following two courses:

- 1) **South 19° 30' 02" East** a distance of **106.62 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc" found;
- 2) **South 70° 28' 33" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc" found at 250.24 feet, a total distance of **269.09 feet** returning to the **True Point of Beginning**, containing **0.6562 Acres** more or less

Bearings are based on a GPS observation on March 16, 2022, WGS 1984 Geodetic North.

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 March 18, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821
(Job #S240520-0.6562)