



DEED REFERENCE

CARL C MAGGARD
OR 307 P 1173

1.23 ACRES (BY GIS)

0.81 ACRES (BY DEED)

(A) 1.05 ORIG ACRES

(B) 0.41 ORIG ACRES

21-00018.000

DANVILLE ROAD (CR-8) (44' R/W)

STATE ROUTE 323 (50' R/W)

N=632163.44
E=1708229.48

POINT OF COMMENCEMENT

9.87'
S 87°03'47" E

25.00'
S 02°42'39" W

S 87°35'17" E 201.74'

VMS 6391

VMS 6049

TPOB

SCALED FROM TAX MAP

0.6137± ACRES

0.8590± ACRES

SETH J DOWNING
O.R. 224 PAGE 783
15,490.3 SF
0.36 AC

SETH J DOWNING
O.R. 224 PAGE 783
12600 SF
0.29 AC

TODD L & LECIA M ENGLE
OR 109 P 2051
1 ACRE

N 03°23'34" E 184.68'

132.00'

52.68'

@15.00'

S 02°42'39" W 184.28'

52.28'

N 87°41'34" W 203.94'

IMMELL FARMS LLC
OR 244 P 659
359.754 ACRES

LEGEND

- IRON PIPE (FOUND)
- 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND)
- ⊗ 9" Ø WOOD FENCE POST (FOUND)
- △ 6" R/W MONUMENT BOX (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: 07/20/15

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

0.8590± ACRES, VMS 5220 & 6049,
VILLAGE OF RANGE, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CARL MAGGARD.

DATE DRAWN:
07/13/15
JOB # S150607
F. B. #

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

CREW: MW
DWN. BY: RC
CK. BY:

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

0.8590 Acre Tract *Surveyed for Carl Maggard*

The following described 0.8590 acre tract is situated in the State of Ohio, Madison County, Range Township, Village of Range, VMS 6391 and 6049, and being all the remains of the original 1.05 acre tract and the original 0.41 acre tract (21-00018.000)(1.23 acres by Gis)(0.81 acres by deed) both tracts conveyed to Carl C Maggard by Official Record 307 page 1173, and being more particularly described as follows:

Commencing at a centerline right-of-way monument box found at the centerline intersection of State Route 323(50 feet right-of-way) with Danville Road (County Road 8) (44 feet right-of-way) :

Thence, with the centerline of said State Route323, South 87° 03' 47" East a distance of 9.87 feet to a mag nail set;

Thence, South 02° 42' 39" West a distance of 25.00 feet to the northwest corner of a 0.36 acre tract conveyed to Seth J Downing by Official Record 224 page 783 and **The True Point of Beginning**:

Thence, with the west line of said 0.36 acre tract, **South 02° 42' 39" West**, passing a 9 inch wood fence post found at 1.21 feet, passing an iron pin and cap set at 15.00 feet, also passing the line between said original 0.41 and 1.05 acre tracts at 132.00 feet, a total distance of **184.28 feet** to a 9 inch wood fence post found in the north line of a 359.754 acre tract conveyed to Immell Farms, LLC by Official Record 244 page 659;

Thence, with the north line of said 359.754 acre tract, **North 87° 41' 34" West** a distance of **203.94 feet** to an iron pin and cap set at the southeast corner of a 1 acre tract conveyed to Todd L and Lecia M Engle by Official Record 109 page 2051;

Thence, with the east line of said 1 acre tract, **North 03° 23' 34" East**, passing the line between said original 0.41 and 1.05 acre tracts at 52.68 feet, a total distance of **184.68 feet** to an iron pin and cap set in the south right-of-way line of said State Route323;

Thence, with said right-of-way line, **South 87° 35' 17" East** a distance of **201.74 feet** returning to **The True Point of Beginning** containing **0.8590 Acres** more or less, of which 0.6137 acres more or less is all that remains of said 1.05 acre tract and 0.2453 acres more or less is all the remains of said 0.41 acre tract.

Bearings are bases on a GPS observation on 10/04/10, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed July 20, 2015 by James R. Cottrill registration #6858. (Job #S150607-0-8590AC)

James R. Cottrill, PS