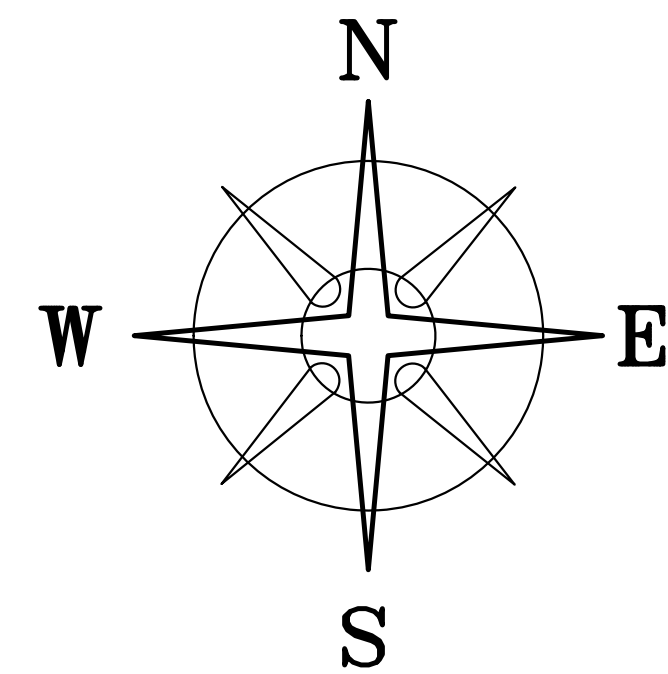
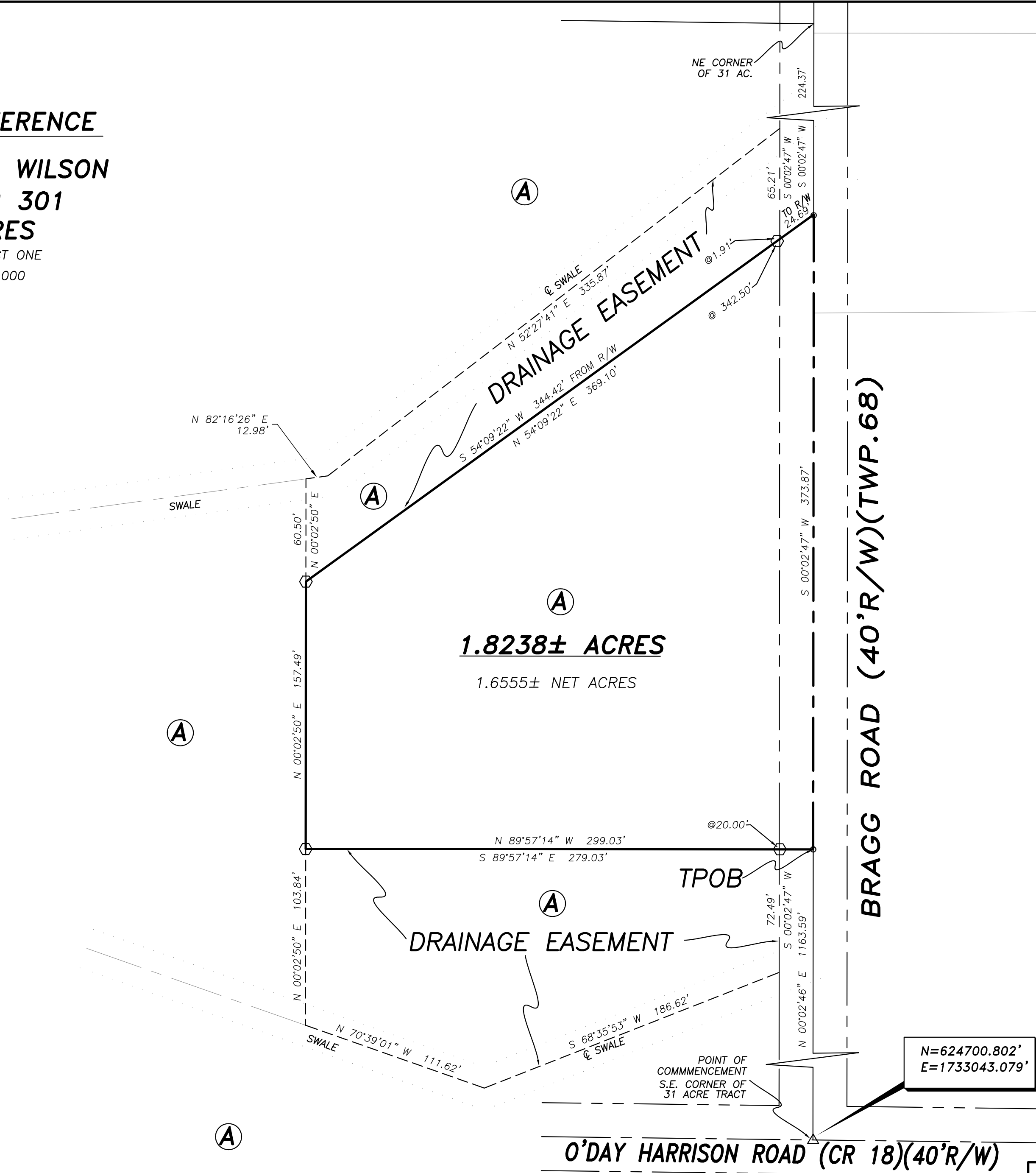


BEARING BASED ON A GPS OBSERVATION ON 01/18/07  
WGS 1984 GEODETIC NORTH



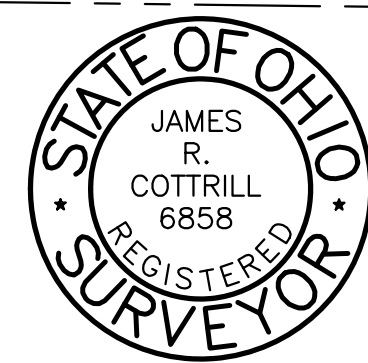
**DEED REFERENCE**  
**CAROL LYNN WILSON**  
**OR 197 P 301**  
**31 ACRES**  
PARCEL I, TRACT ONE  
21-00203.000



**LEGEND**

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2" Ø IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ MAG NAIL SET OVER IRON PIN (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

**1.8238± ACRES, VMS 6824,**  
**RANGE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR CORY GEERS**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 6/25/15

DATE DRAWN: 6/25/15	SCALE : 1" = 50'	CREW: MW
JOB # S150605	50' 25' 0 50'	DWN. BY: MW, RC
F. B. #		CK. BY:

## **Cottrill Surveying, LLC**

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

### **1.8238 Acre Tract**

#### **Surveyed for Cory Geers**

The following described 1.8238 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, and being part of a 31 Acre Tract (Parcel One, Tract One, 2100203.000) conveyed to Carol Lynn Wilson by Official Record 197 page 301, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of O'Day Harrison Road (County Road 18, 40 feet right-of-way) with the centerline of Bragg Road ( 40 feet right-of-way Township Road 68), said mag nail is at the Southeast corner of said 31 acre tract;

Thence, with the centerline of said Bragg Road, North 00° 02' 46" East a distance of 1163.59 feet to a mag nail set at **The True Point of Beginning**;

Thence, across said 31 acre tract the following three new courses:

- 1) **North 89° 57' 14" West**, passing an iron pin and cap set at 20.00 feet, a total distance of **299.03 feet** to an iron pin and cap set
- 2) **North 00° 02' 50" East** a distance of **157.49 feet** to an iron pin and cap set
- 3) **North 54° 09' 22" East**, passing an iron pin and cap set at 342.50 feet, a total distance of **369.10 feet** to a mag nail set in the centerline of said Bragg Road;

Thence, with the centerline of Said Bragg Road, **South 00° 02' 47" West** a distance of **373.87 feet** returning to **The True Point of Beginning** containing **1.8238 Acres** more or less.

With the benefit of a Drainage Easement extending from the north line of the hereinabove described 1.8238 acre tract north to the centerline of an existing swale and being more particularly described as follows: beginning at an iron pin and cap set at the northwest corner of said 1.8238 acre tract; thence North 00° 02' 50" East a distance of 60.50 feet to a point in the centerline of said swale; thence with the centerline of said swale the following two courses: North 82° 16' 26" East a distance of 12.98 feet, North 52° 27' 41" East a distance of 335.87 feet to appoint in the west right-of-way line of Bragg Road; thence, with said west right-of-way line, South 00° 02' 47" West a distance of 65.21 feet to a point in the north line of said 1.8238 acre tract; thence with the north line of said 1.8238 acre tract South 54° 09' 22" West, passing an iron pin and cap set at 1.91 feet, a total distance of 344.42 feet returning to the point of beginning of said Drainage Easement.

Also with the benefit of a Drainage Easement extending from the south line of the hereinabove described 1.8238 acre tract south to the centerline of an existing swale and being more particularly described as follows: beginning at an iron pin and cap set at the southwest corner of said 1.8238 acre tract; thence, with the south line of said 1.8238 acre tract, South 89° 57' 14" East a distance of 279.03 feet to an iron pin and cap set at the intersection of said south line with the west right-of-way line of Bragg Road; thence, with said west right-of-way line, South 00° 02' 47" West a distance of 72.49 feet to a point in the centerline of an existing swale; thence, with the centerline of said swale the following two courses: South 68° 35' 53" West a distance of 186.62 feet, North 70° 39' 01" West a distance of 111.62 feet; thence, North 00° 02' 50" East, leaving said swale, a distance of 103.84 feet returning to the point of beginning of said Drainage Easement.

Bearings are bases on a GPS observation on January 18, 2007, 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 June 25, 2015 by James R. Cottrill registration #6858. (Job #S150605-1-8238AC)

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James R. Cottrill, PS