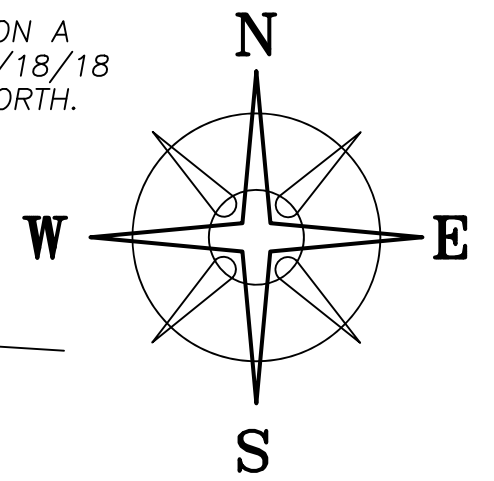
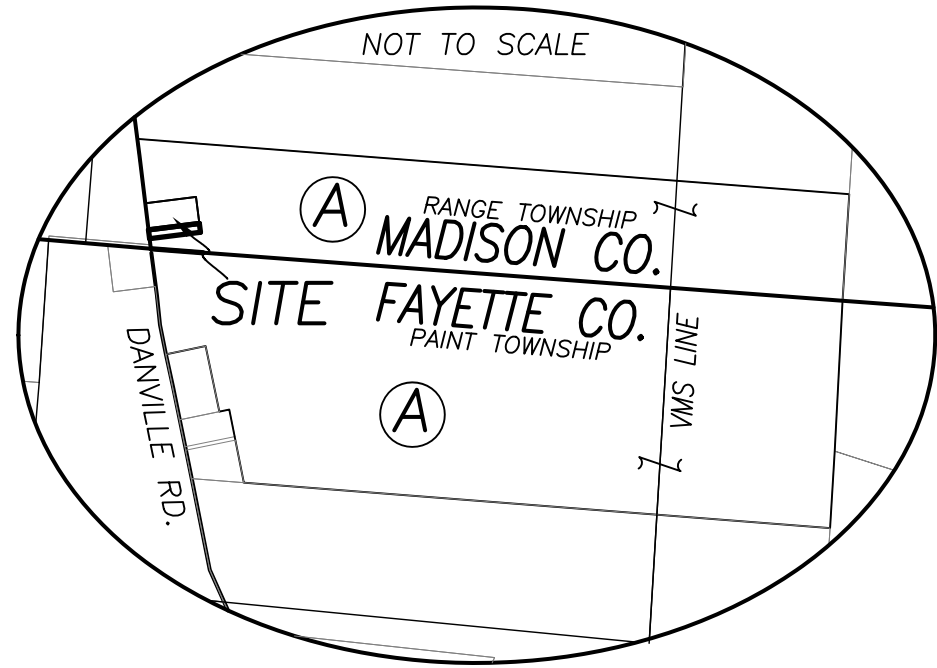


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/18/18
WGS 1984 GEODETIC NORTH.



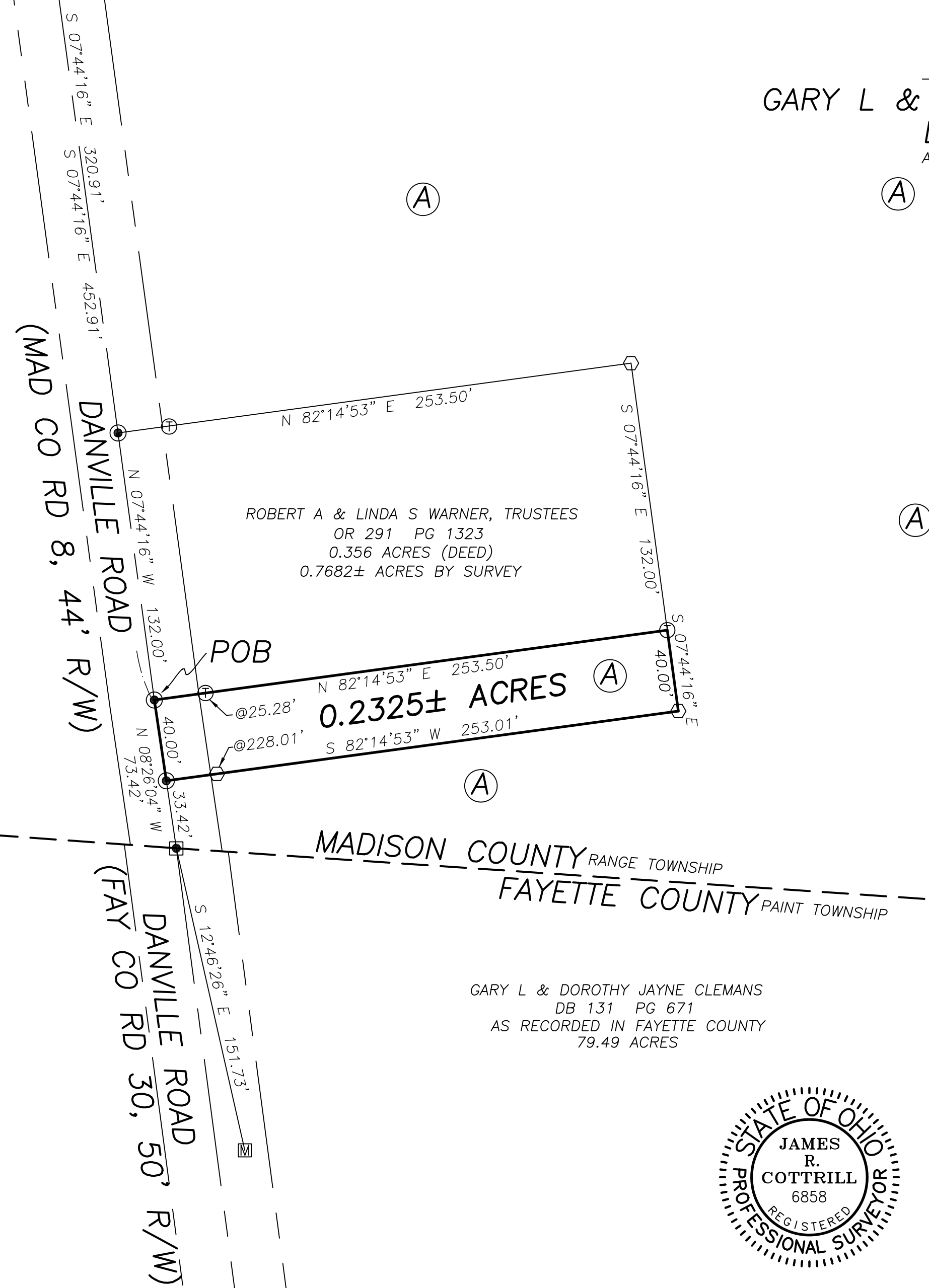
LOCATION MAP



DEED REFERENCE
GARY L & DOROTHY JAYNE CLEMANS
 DB 218 PG 289
 AS RECORDED IN MADISON COUNTY
 PARCEL No. 21-00064.000
 42.694 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MADISON CO MONUMENT (FOUND)
 - ▲ RECORDED STONE (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - IRON PIN (FOUND)
 - MAG HUB NAIL (FOUND)
 - MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



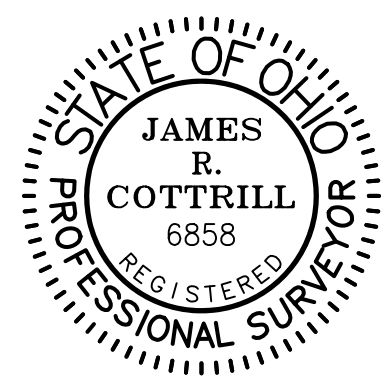
ROBERT A & LINDA S WARNER, TRUSTEES
 OR 291 PG 1323
 0.356 ACRES (DEED)
 0.7682± ACRES BY SURVEY

0.2325± ACRES

GARY L & DOROTHY JAYNE CLEMANS
 DB 131 PG 671
 AS RECORDED IN FAYETTE COUNTY
 79.49 ACRES

MADISON COUNTY RANGE TOWNSHIP
 FAYETTE COUNTY PAINT TOWNSHIP

ESTABLISHED BETWEEN MONUMENT FOUND (BROKEN) NEAR SR 38
 AND STONE FOUND NEAR HARRISON ROAD



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 05/10/18

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

0.2325± ACRES,
VMS 5219, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LINDA WARNER

SCALE : 1" = 50'	JOB No. S171210	CREW: MW
50' 25' 0 50'	SURVEYED 01/2018	DWN BY: NC
	DRAWN 05/2018	CHECK: RC,MW

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.2325 Acre Tract Surveyed for Warner

The following described 0.2325 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5219, being part of a 42.694 acre tract (Parcel 21-00064.000) conveyed to Gary L and Dorothy Jayne Clemans by Deed Book 218 page 289, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Danville Road (Madison County Road 8, 44 feet right-of-way) at the Southwest corner of a 0.356 acre tract conveyed to Robert A and Linda S Warner, Trustees by Official Record 291 page 1323 and a corner to said 42.694 acre tract, said mag nail bears North 08° 26' 04" West a distance of 73.42 feet from a mag hub found at the intersection of said centerline and the line between Madison County/Range Township and Fayette County/Paint Township;

Thence, with the South line of said 0.356 acre tract, **North 82° 14' 53" East**, passing a 3/4 inch T-bar and cap found at 25.28 feet, a total distance of **253.50 feet** to a 3/4 inch T-bar and cap found at the Southeast corner of said 0.356 acre tract;

Thence, across said 42.694 acre tract with the following two new courses:

- 1) **South 07° 44' 16" East** a distance of **40.00 feet** to an iron pin and cap set;
- 2) **South 82° 14' 53" West**, passing an iron pin and cap set at 228.01 feet, a total distance of **253.01 feet** to a mag nail set in the centerline of Danville Road;

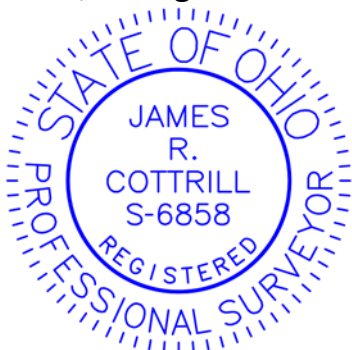
Thence, with the centerline of Danville Road, **North 08° 26' 04" West** a distance of **40.00 feet** returning to the **Point of Beginning**, containing **0.2325 acres** more or less;

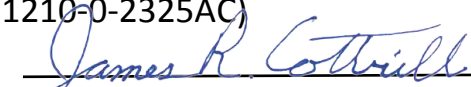
Bearings are based on a GPS observation on January 18, 2018, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed January and May of 2018 by James R. Cottrill, PS registration #6858. (Job #S171210-0-2325AC)




James R. Cottrill, PS