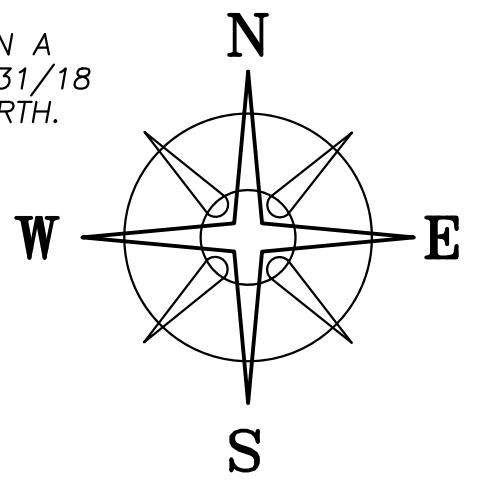


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/31/18
WGS 1984 GEODETIC NORTH.



NOTES

VMS LINES SCALED FROM GIS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	954.93'	93.29'	93.25'	S 68°36'27" E	5°35'50"
C2	954.93'	136.32'	136.21'	S 61°43'09" E	8°10'46"
C3	2871.22'	147.24'	147.22'	S 56°09'38" E	2°56'18"
C4	2871.22'	81.05'	81.05'	S 53°52'58" E	1°37'03"
C5	2871.22'	137.32'	137.31'	S 51°42'14" E	2°44'25"

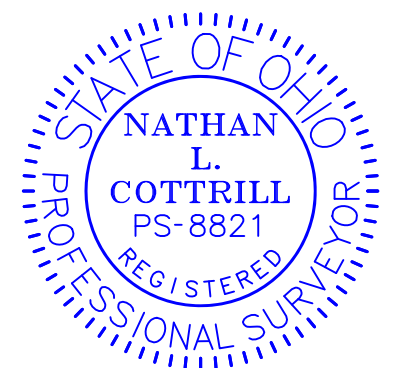
DEED REFERENCE

EMMETT M SCHROCK
OR _____ PG _____
PARCEL No. 11-00454.____ (0.2469 AC)
PARCEL No. 06-00010.____ (3.3501 AC)
(A) 3.5970 ACRES
PARCEL No. 11-00455.____ (0.3484 AC)
PARCEL No. 06-00011.____ (7.3234 AC)
(B) 7.6718 ACRES

LEGEND

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

- IRON PIN (FOUND)
- △ 5/8" ∅ IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "CLAPSADDLE RS 6140" (FOUND)
- ⊕ 3/4" ∅ PIPE & ALUMINUM CAP
STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



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

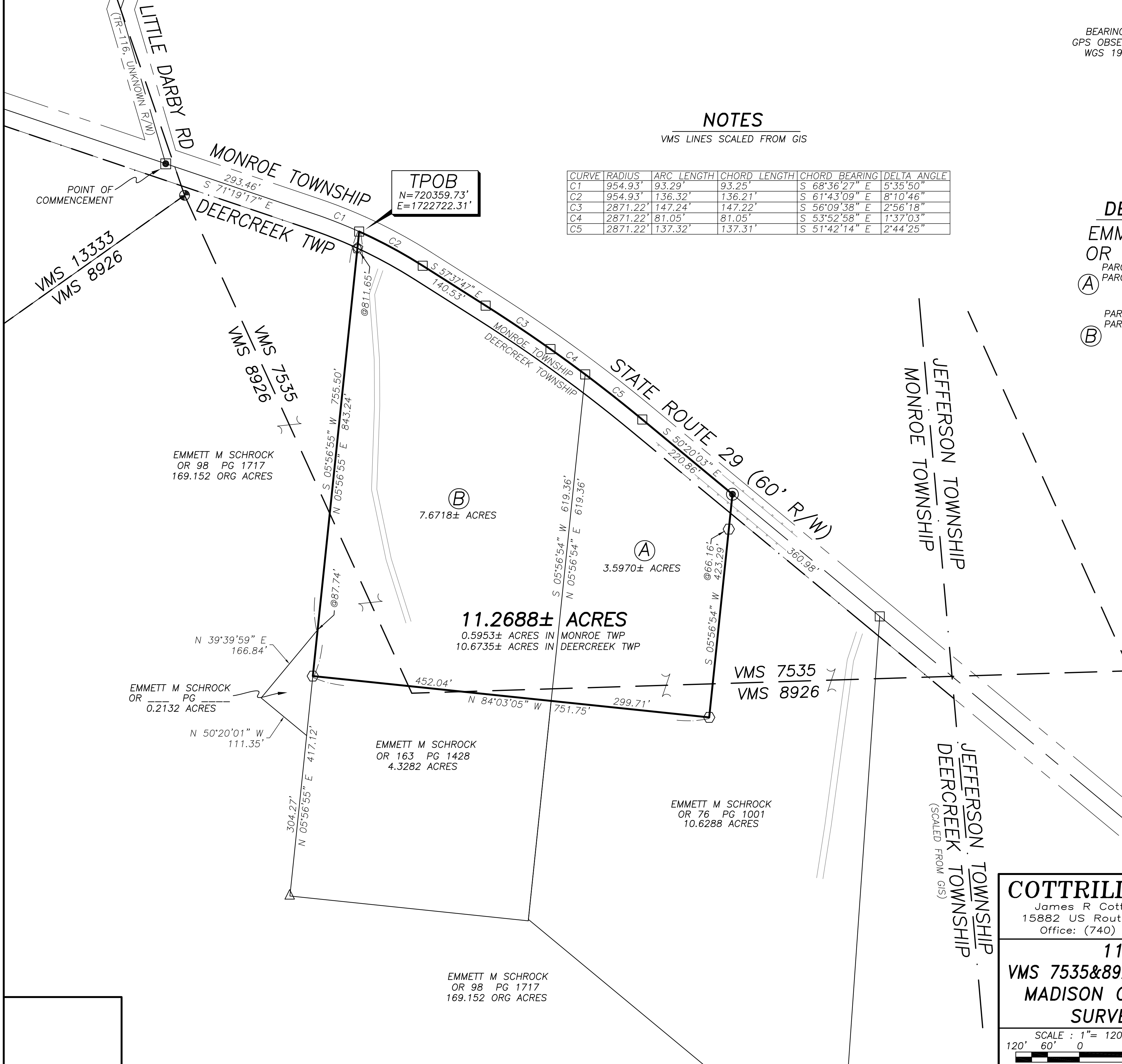
Nathan Cottrill DATE: 10/13/21

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

11.2688± ACRES,
VMS 7535&8926, DEERCREEK&MONROE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SCHROCK

SCALE : 1" = 120'
120' 60' 0 120'
JOB No. S210623B : CREW: MW
SURVEYED 10/2021 : DWN BY: NC
DRAWN 10/2021 : CHECK: RC



TPOB
N=720359.73'
E=1722722.31'

(B)
7.6718± ACRES

(A)
3.5970± ACRES

11.2688± ACRES
0.5953± ACRES IN MONROE TWP
10.6735± ACRES IN DEERCREEK TWP

EMMETT M SCHROCK
OR 98 PG 1717
169.152 ORG ACRES

EMMETT M SCHROCK
OR _____ PG _____
0.2132 ACRES

EMMETT M SCHROCK
OR 163 PG 1428
4.3282 ACRES

EMMETT M SCHROCK
OR 76 PG 1001
10.6288 ACRES

EMMETT M SCHROCK
OR 98 PG 1717
169.152 ORG ACRES

VMS 13333
VMS 8926

VMS 7535
VMS 8926

VMS 7535
VMS 8926

JEFFERSON TOWNSHIP
MONROE TOWNSHIP

JEFFERSON TOWNSHIP
DEERCREEK TOWNSHIP
(SCALED FROM GIS)

POINT OF COMMENCEMENT

LITTLE DARBY RD
(TR-116, UNKNOWN R/W)

MONROE TOWNSHIP
DEERCREEK TWP

STATE ROUTE 29 (60' R/W)

N 39°39'59" E
166.84'

N 50°20'01" W
111.35'

N 05°56'55" E 417.12'

@87.74'

S 05°56'55" W 755.50'
N 05°56'55" E 843.24'

@811.65'

S 57°37'47" E
140.53'

S 05°56'54" W 619.36'
N 05°56'54" E 619.36'

S 05°56'54" W 423.29'
@66.16'

N 84°03'05" W 751.75'

299.71'

452.04'

360.98'

S 50°20'03" E
220.86'

TPOB
N=720359.73'
E=1722722.31'

COTTRILL SURVEYING, INC

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

11.2688 Acre Tract Surveyed for Schrock

The following described 11.2688 acre tract is situated in the State of Ohio, Madison County, Monroe and Deercreek Township, VMS 7535 and 8926, being all of a 3.5970 acre tract (Monroe Township Parcel 11-00454.____, 0.2469 acres and Deercreek Township Parcel 06-00010.____3.3501 acres) and all of a 7.6718 acre tract (Monroe Township Parcel 11-00455.____, 0.3484 acres and Deercreek Township Parcel 06-00011.____, 7.3234 acres) conveyed to Emmett M Schrock by Official Record ____ page _____, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of State Route 29 (60 feet right-of-way) and Little Darby Road (Township Road 116, unknown right-of-way width);

Thence, with the centerline of State Route 29 with the following two courses:

- 1) South 71° 19' 17" East a distance of 293.46 feet to a point;
- 2) with a curve to the right, radius of 954.93 feet, arc length of 93.29 feet, chord bears South 68° 36' 27" East a distance of 93.25 feet to an iron pin found at a corner to a 169.152 original acre tract conveyed to Emmett M Schrock by Official Record 98 page 1717 and the Northwest corner of said 7.6718 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 29 with the following six courses:

- 1) with a curve to the right, **radius of 954.93 feet, arc length of 136.32 feet**, chord bears South 61° 43' 09" East a distance of 136.21 feet to an iron pin found;
- 2) **South 57° 37' 47" East** a distance of **140.53 feet** to an iron pin found;
- 3) with a curve to the right, **radius of 2871.22 feet, arc length of 147.24 feet**, chord bears South 56° 09' 38" East a distance of 147.22 feet to an iron pin found;
- 4) with a curve to the right, **radius of 2871.22 feet, arc length of 81.05 feet**, chord bears South 53° 52' 58" East a distance of 81.05 feet to an iron pin found at the Northwest corner of said 3.5970 acre tract;
- 5) with a curve to the right, **radius of 2871.22 feet, arc length of 137.32 feet**, chord bears South 51° 42' 14" East a distance of 137.31 feet to an iron pin found;
- 6) **South 50° 20' 03" East** a distance of **220.86 feet** to a mag nail set at a corner to a 10.6288 acre tract conveyed to Emmett M Schrock by Official Record 76 page 1001;

Thence, with said 10.6288 acre tract with the following two courses:

- 1) **South 05° 56' 54" West**, passing an iron pin and cap set at 66.16 feet, a total distance of **423.29 feet** to an iron pin and cap set;
- 2) **North 84° 03' 05" West**, passing the Northeast corner of a 4.3282 acre tract conveyed to Emmett M Schrock by Official Record 163 page 1428 and the

Southeast corner of said 7.6718 acre tract at 299.71 feet, continuing with said line between said 7.6718 acre and 4.3282 acre tracts, a total distance of **751.75 feet** to an iron pin and cap set in the East line of a 0.2132 acre tract conveyed to Emmett M Schrock by Official Record ___ page ____;

Thence, with the East line of said 0.2132 acre tract, **North 05° 56' 55" East**, passing a corner to said Schrock's 169.152 original acre tract at 87.74 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 811.65 feet, a total distance of **843.24 feet** returning to the **True Point of Beginning**, containing **11.2688 Acres** more or less, of which 0.5953 acres more or less is in Monroe Township and 10.6735 acres more or less is in Deercreek Township, of which 3.5970 acres more or less is all of said 3.5970 acre tract and 7.6718 acres more or less is part of said 7.6718 acre tract.

Bearings are based on a GPS observation on May 31, 2021, 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 October of 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210623-11.2688)




Nathan L. Cottrill, PS #8821