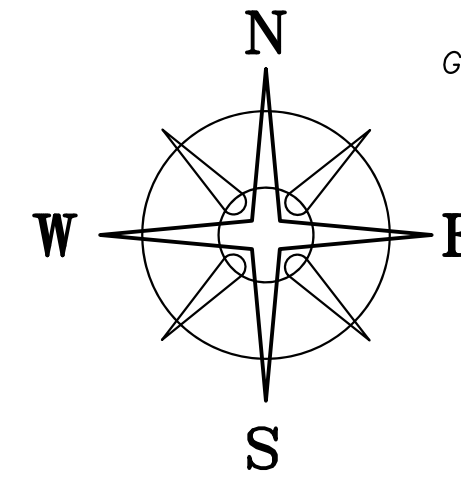


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 02/28/22  
WGS 1984 GEODETIC NORTH.



JOHN T & JOANNA L  
MITCHELL, JT LIVES  
OR 2 PG 747  
141.6455 ORG ACRES  
55.0303 ACRES (MAD CO)

NANCY O'HARA  
OR 378 PG 1435  
5.149 ACRES  
7.033 ORG ACRES

HAROLD T MARKLEY, TRUSTEE  
OR 323 PG 728  
35.755 ACRES

REPLACING  
DETERIORATED  
1/2" PIPE (FOUND)  
N 50°34'25" E  
78.76'

**8.8829± ACRES**

CHAD THOMAS OTTMAN &  
THOMAS G OTTMAN, JT LIVES  
OR 107 PG 839  
28.8441 ACRES

**POB**  
N: 697810.74'  
E: 1677176.88'

**MARKLEY ROAD**  
(TR 105, R/W UNKNOWN)

**BRIGHTON ROAD**  
(TR 106)  
(R/W UNKNOWN)

**DEED REFERENCE**

ADAM C & TIA R  
SEXTON, JT LIVES  
OR 385 PG 2559  
PARCEL No. 29-00633.000  
A 7.002 ACRES

OR \_\_\_\_ PG \_\_\_\_  
PARCEL No. 29-00633.00\_  
B 1.8840 ACRES

**LEGEND**

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

- ▲ STONE WITH CUT "X" (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "ELLIOTT 7759" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

*Nathan L. Cottrill* DATE: 03/03/22

**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

**8.8829± ACRES,**  
**VMS 4214 & 7943, UNION TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR SEXTON**

SCALE : 1" = 100'  
100' 50' 0 100'  
JOB No. S220209B | CREW: NC,AM  
SURVEYED 02/28/22 | DWN BY: NC  
DRAWN 03/01/22 | CHECK: MW

# COTTRILL SURVEYING, INC

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

## 8.8829 Acre Tract Surveyed for Sexton

The following described 8.8829 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4214 and 7943, being all of a 7.002 acre tract (Parcel 29.00633.000) conveyed to Adam C and Tia R Sexton, Joint Lives by Official Record 385 page 2559 and all of a 1.8840 acre tract (Parcel 29-00633.00\_) conveyed to Adam C and Tia R Sexton, Joint Lives by Official Record \_\_\_ page \_\_\_, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Markley Road (Township Road 105, right-of-way width unknown) being the East corner of a 28.8441 acre tract conveyed to Chad Thomas Ottman and Thomas G Ottman, Joint Lives by Official Record 107 page 839 and the South corner of a 7.002 acre tract conveyed to Adam C and Tia R Sexton, Joint Lives by Official Record 385 page 2559, said mag nail bears North 30° 09' 09" East a distance of 319.46 feet, North 34° 16' 29" East a distance of 424.75 feet, North 30° 10' 17" East a distance of 295.04 feet and North 28° 42' 08" East a distance of 106.55 feet from an iron pin found at the centerline intersection of Markley Road and Brighton Road (Township Road 106, right-of-way width unknown);

Thence, with the Northeast line of said 28.8441 acre tract, **North 41° 14' 06" West**, passing a 5/8 inch diameter rebar found at 32.00 feet, a total distance of **851.70 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759" found in the Southeast line of a 35.755 acre tract conveyed to Harold T Markley, Trustee by Official Record 323 page 728;

Thence, with the Southeast line of said 35.755 acre tract, **North 50° 34' 25" East** a distance of **78.76 feet** to an iron pin and cap set (placing a deteriorated 1/2 inch diameter pipe found) at the South corner of a 141.6455 original acre tract conveyed to John T and Joanna L Mitchell, Joint Lives by Official Record 2 page 747;

Thence, with the Southeast line of said 141.6455 original acre tract, **North 50° 56' 45" East**, passing the West corner of said 1.8840 acre tract at 317.89 feet, a total distance of **448.87 feet** to an iron pin and cap set at the West corner of a 5.149 acre tract conveyed to Nancy O'Hara by Official Record 378 page 1435;

Thence, with the Southwest line of said 5.149 acre tract, **South 41° 13' 35" East**, passing an iron pin and cap set at 548.17 feet, a total distance of **583.57 feet** to a mag nail set in the centerline of Markley Road;

Thence, with the centerline of Markley Road with the following two courses:

- 1) **South 16° 43' 06" West**, passing the West corner of said 7.002 acre tract at 154.43 feet, a total distance of **243.99 feet** to a mag nail set;
- 2) **South 28° 22' 23" West** a distance of **341.93 feet** returning to the **Point of Beginning**, containing **8.8829 Acres** more or less, of which 6.9989 acres more or less is all of said 7.002 acre tract and 1.8840 acres more or less is all of said 1.8840 acre tract.

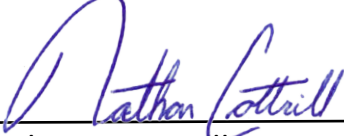
Bearings are based on a GPS observation on February 28, 2022, WGS 1984 Geodetic North.

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 1, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220209-8.8829)



  
Nathan L. Cottrill, PS #8821