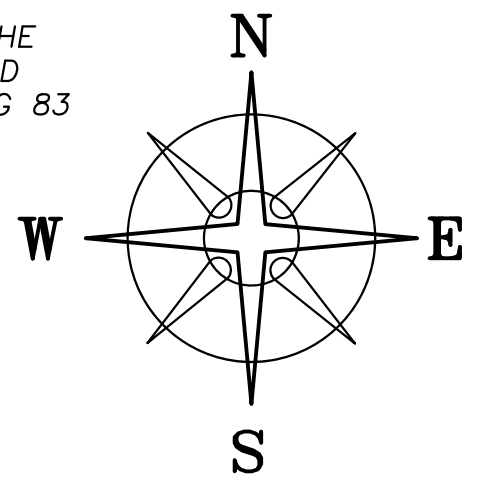


BEARINGS ARE BASED ON THE  
SOUTH LINE OF SOUTH ROAD  
AS DESCRIBED IN OR 211 PG 83  
(S 55°02'36" W)



**DEED REFERENCE**  
MARK L & SHANA K  
GINGERICH  
OR 60 PG 828  
PARCEL No. 08-01227.006  
Ⓐ 20.099 ACRES

JAMES L & DEANNA L  
HUMPHRIES, JT LIVES  
OR 247 PG 833  
0.528 ACRES

JAMES L & DEANNA L  
HUMPHRIES, JT LIVES  
OR 83 PG 518  
5.0865 ACRES

**7.0353± ACRES**  
Ⓐ

**POB**  
N: 720147.70'  
E: 1741048.74'

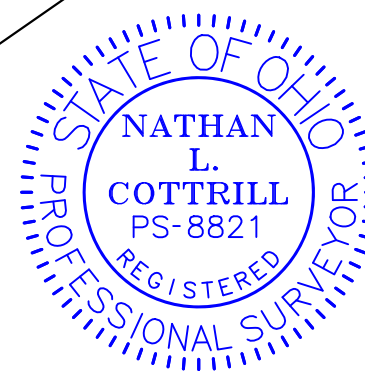
**SOUTH ROAD**  
N 55°02'36" E  
(30' WIDE, 50' R/W) (TR 301)

**TAYLOR CEMETERY**  
N 37°35'04" W  
56.27'

**BLAIR ROAD (CR 14, 50' R/W)**  
N 42°03'48" W  
214.81'  
N 39°44'59" W  
121.07'

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ▲ WOOD FENCE POST IN CONC (FOUND)
  - MAG NAIL (SET)
  - ⬡ 5/8" Ø 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  
DATE: 03/11/22

**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

**7.0353± ACRES,**  
**VMS 2985, JEFFERSON TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR GINGERICH**

SCALE : 1" = 100'	JOB No. S220201	CREW: NC,AM
100' 50' 0 100'	SURVEYED 03/10/22	DWN BY: NC
	DRAWN 03/10/22	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 7.0353 Acre Tract Surveyed for Gingerich

The following described 7.0353 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2985, being part of a 20.099 acre tract (Parcel 08-01227.006) conveyed to Mark L and Shana K Gingerich by Official Record 60 page 828, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Taylor-Blair Road (County Road 14, 50 feet right-of-way) at the South corner of a 5.0865 acre tract conveyed to James L and Deanna L Humphries, Joint Lives by Official Record 83 page 518 in the West corner of said 20.099 acre tract, said mag nail bears South 50° 14' 09" East a distance of 234.39 feet and South 45° 05' 41" West a distance of 78.68 feet from an iron pin found at the centerline intersection of Taylor-Blair Road and South Road (Township Road 301, 30 feet wide, 50 feet right-of-way);

Thence, with the Southeast line of said 5.0865 acre tract, **North 55° 03' 53" East**, passing a 3/4 inch diameter pipe found at 24.00 feet, passing a 3/4 inch diameter pipe found at the South corner of a 0.528 acre tract conveyed to James L and Deanna L Humphries, Joint Lives by Official Record 247 page 833 at 702.78 feet, a total distance of **811.13 feet** to an iron pin and cap set;

Thence, across said 20.099 acre tract with the following two courses:

- 1) **South 34° 07' 36" East** a distance of **390.04 feet** to an iron pin and cap set;
- 2) **South 55° 03' 53" West**, passing an iron pin and cap set at 742.16 feet, a total distance of **766.21 feet** to a mag nail set in the centerline of Taylor-Blair Road;

Thence, with the centerline of Taylor-Blair Road with the following three courses:

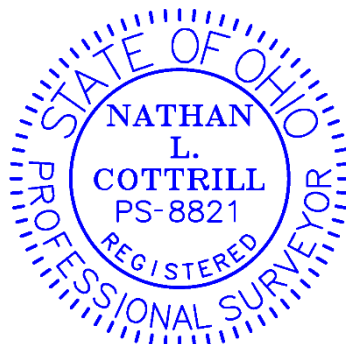
- 1) **North 37° 35' 04" West** a distance of **56.27 feet** to a point;
- 2) **North 39° 44' 59" West** a distance of **121.07 feet** to an iron pin found;
- 3) **North 42° 03' 48" West** a distance of **214.81 feet** returning to the **Point of Beginning**, containing **7.0353 Acres** more or less.

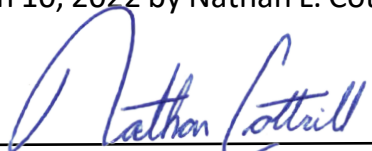
Bearings are based on the south line of South Road (South 55° 02' 36" East) as described in Official Record 211 page 83.

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 10, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220201-7.0353)



  
Nathan L. Cottrill, PS #8821