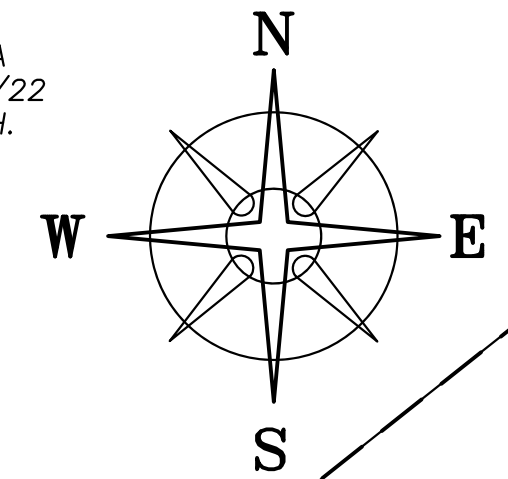


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 02/18/22
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
RICHARD B & KAREN L
WILLIS, JT LIVES
 MADISON COUNTY: 7.8816 ACRES
 DB 287 PG 536
 PARCEL No. 24-01572.001
 CLARK COUNTY: 12.5076 ACRES
 DB 870 PG 650
 PARCEL No. 2801505998000080
 Ⓐ 20.3892 ACRES

N 14°16'02" E 4314.11'
 BETWEEN CO. STONES

THOMAS H LAGOS
 PARCEL I: 76 ACRES 36 POLES
 DB 289 PG 450
 (LOT 8 AS RECORDED IN PB 3 PG 59 (CLARK)) @35.5'±

THOMAS H LAGOS
 DB 289 PG 450
 PARCEL II: 50.13 ACRES

VMS 6018
 VMS 3762

DONALD E & JOAN J SORRELL
 DB 284 PG 488
 39.538 ACRES

2.5742± ACRES Ⓐ

LINDA M SHOEMAKER
 OR 330 PG 2031
 2.009 ACRES

4.9500± ACRES Ⓐ

CLARK COUNTY
 (PLEASANT TOWNSHIP)
 MADISON COUNTY
 (SOMERFORD TOWNSHIP)

POB
 4.9500± AC
 N: 710,619.13'
 E: 1,679,072.00'

VMS 5998
 VMS 4200

VOID BETWEEN DEEDS
 STEVEN LAYTON JR
 OR 284 PG 1366
 2.036 ACRES

ROBERT LEE &
 DARLA J MCCOMBS
 DB 215 PG 89
 0.925 ACRES

OLD COLUMBUS ROAD
 (C-109, 40' R/W)

S 82°23'27" W 87.22'

NOTE

THE 2.5742± ACRE TRACT IS TO
 BECOME PART OF AND CONTINGENT TO
 ADJOINING 4.9500 ± ACRE TRACT.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ COUNTY STONE (FOUND)
 - ⊙ WOOD FENCE POST (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 1/2" Ø IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - MAG NAIL (SET)
 - ⊕ 3/4" Ø PIPE & AL. CAP (FOUND)
 - ⊙ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "RET PS6552" (FOUND)
 - ⊕ 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: 02/22/22

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

2.5742± & 4.9500± ACRES,
VMS 5998 & 6018, SOMERFORD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WILLIS.

SCALE : 1" = 100'
 100' 50' 0 100'

JOB No. S220204	CREW: NC,AM
SURVEYED 02/21/22	DWN BY: NC
DRAWN 02/21/22	CHECK: RC

COTTRILL SURVEYING, INC

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

2.5742 Acre Tract Surveyed for Willis

The following described 2.5742 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 5998 and 6018, being part of a 20.3892 acre tract (Madison Parcel 24-01572.001, 7.8816 acres) conveyed to Richard B and Karen L Willis, Joint Lives by Deed Book 287 page 536 (Madison County Recorder), and being more particularly described as follows:

Commencing at a 1/2 inch diameter pipe found at an angle point in the centerline of Old Columbus Road (County Road 109, 40 feet right-of-way), in the line between VMS 5998 and 4200, being the West corner of a 0.925 acre tract conveyed to Robert Lee and Darla J McCombs by Deed Book 215 page 89 and the Southeast corner of said 20.3892 acre tract, said pipe bears South 82° 23' 27" West a distance of 87.22 feet and North 88° 31' 17" West a distance of 800.28 feet from an iron pin found at the centerline intersection of Old Columbus Road and Potee Road (Township Road 107), said pipe also bears North 78° 28' 16" East a distance of 287.89 feet from a stone found in the Madison/Clark County line;

Thence, with the southeast line of said 20.3892 acre tract and with said VMS line, North 52° 17' 52" East a distance of 980.49 feet to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET PS65552" found in the line between VMS 3762 and 6018, and corner common to a 50.13 acre tract conveyed to Thomas H Lagos by Deed Book 289 page 450, 39.538 acre tract conveyed to Donald E and Joan J Sorrell by Deed Book 284 page 488, north corner of a 2.009 acre tract conveyed to Linda M Shoemaker by Official Record 330 page 2031 and east corner of said 20.3892 acre tract, and being the **True Point of Beginning**;

Thence, with the northwest corner of said 2.009 acre tract and with said VMS line, **South 52° 17' 52" West**, passing the northeast corner of a 2.036 acre tract conveyed to Steven Layton Jr by Official Record 284 page 1366 at 250.51 feet, a total distance of **476.32 feet** to an iron pin and cap set;

Thence, with a new line across said 20.3892 acre tract, **North 37° 42' 08" West** a distance of **341.86 feet** to an iron pin and cap set in the southwest line of a 76.225 acre tract conveyed to Thomas H Lagos by Deed Book 289 page 450;

Thence, with said 76.225 acre tract with the following two courses:

- 1) **North 57° 40' 23" East** a distance of **180.92 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET PS65552" found;
- 2) **North 83° 08' 32" East**, passing a corner to said 50.13 acre tract at 35.5± feet, a total distance of **132.41 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET PS65552" found;

Thence, with said 50.13 acre tract with the following two courses:

- 1) **South 63° 06' 41" East** a distance of **163.23 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET PS65552" found;
- 2) **South 83° 26' 55" East** a distance of **157.05 feet** returning to the **Point of Beginning**, containing **2.5742 Acres** more or less.

Bearings are based on a GPS observation on February 18, 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 February 21, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220204-2.5742)




Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

4.9500 Acre Tract Surveyed for Willis

The following described 4.9500 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 5998, being part of a 20.3892 acre tract (Madison Parcel 24-01572.001, 7.8816 acres) conveyed to Richard B and Karen L Willis, Joint Lives by Deed Book 287 page 536 (Madison County Recorder), and being more particularly described as follows:

Beginning at a 1/2 inch diameter pipe found at an angle point in the centerline of Old Columbus Road (County Road 109, 40 feet right-of-way), in the line between VMS 5998 and 4200, being the West corner of a 0.925 acre tract conveyed to Robert Lee and Darla J McCombs by Deed Book 215 page 89 and the Southeast corner of said 20.3892 acre tract, said pipe bears South 82° 23' 27" West a distance of 87.22 feet and North 88° 31' 17" West a distance of 800.28 feet from an iron pin found at the centerline intersection of Old Columbus Road and Potee Road (Township Road 107), said pipe also bears North 78° 28' 16" East a distance of 287.89 feet from a stone found in the Madison/Clark County line;

Thence, with the centerline of Old Columbus Road, **South 81° 12' 05" West** a distance of **200.00 feet** to a mag nail set;

Thence, across said 20.3892 acre tract with the following two new courses:

- 1) **North 01° 23' 05" West**, passing an iron pin and cap set at 20.00 feet, a total distance of **278.68 feet** to an iron pin and cap set in the line between Madison and Clark Counties;
- 2) With said county line, **North 14° 16' 02" East**, passing an iron pin and cap set at 125.00 feet, a total distance of **205.13 feet** to the south line of a 76.225 acre tract conveyed to Thomas H Lagos by Deed Book 289 page 450;

Thence, with the south line of said 76.225 acre tract with the following two courses:

- 1) **South 59° 23' 05" East** a distance of **81.10 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET PS65552" found;
- 2) **North 57° 40' 23" East** a distance of **324.09 feet** to an iron pin and cap set;

Thence, with a new line across said 20.3892 acre tract, **South 37° 42' 08" East** a distance of **341.86 feet** to an iron pin and cap set in the northwest line of a 2.036 acre tract conveyed to Steven Layton Jr by Official Record 284 page 1366 and in the line between VMS 5998 and 4200;

Thence, with the northwest line of said 2.036 acre tract and said VMS line, **South 52° 17' 52" West**, passing the northwest corner of said 2.036 acre tract at 98.18 feet, passing the northwest corner of said 0.925 acre tract at 123.82 feet, passing an iron pin and cap set at 479.17 feet, a total distance of **504.17 feet** returning to the **Point of Beginning**, containing **4.9500 Acres** more or less.


Bearings are based on a GPS observation on February 18, 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 February 21, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220204-4.9500)




Nathan L. Cottrill, PS #8821