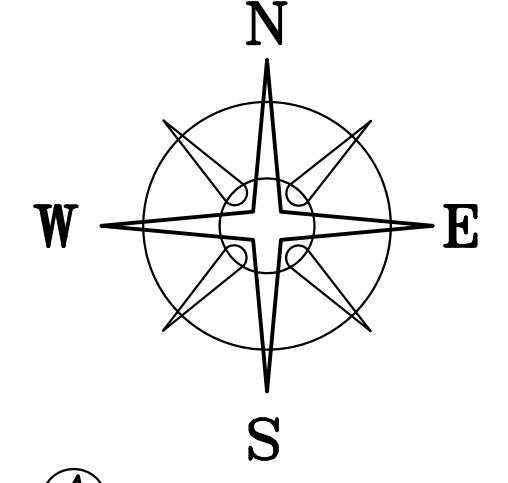


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 03/16/2022  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
DOUGLAS N & LAURA D CRAGER &  
PAUL C TOBIN & KATE M CRAGER-TOBIN JT LIVES  
OR 396 PG 820  
Ⓐ 80.923 ACRES  
PARCEL No. 05-00144.007

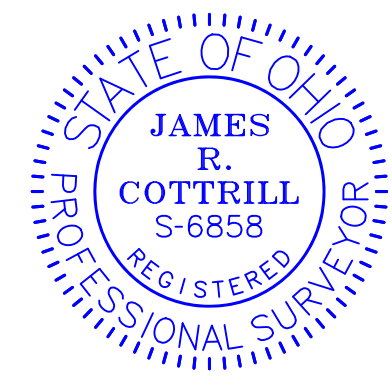
16.1637± ACRES  
Ⓐ

GCSQUARED LLC  
OR 396 P 672  
115.107 ACRES

COUGHLIN INVESTMENTS LTD  
24.10 ACRES  
OR 396 P 869

POINT OF COMMENCEMENT  
N=695238.86'  
E=1716321.00'

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - MAG NAIL (FOUND)
  - 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

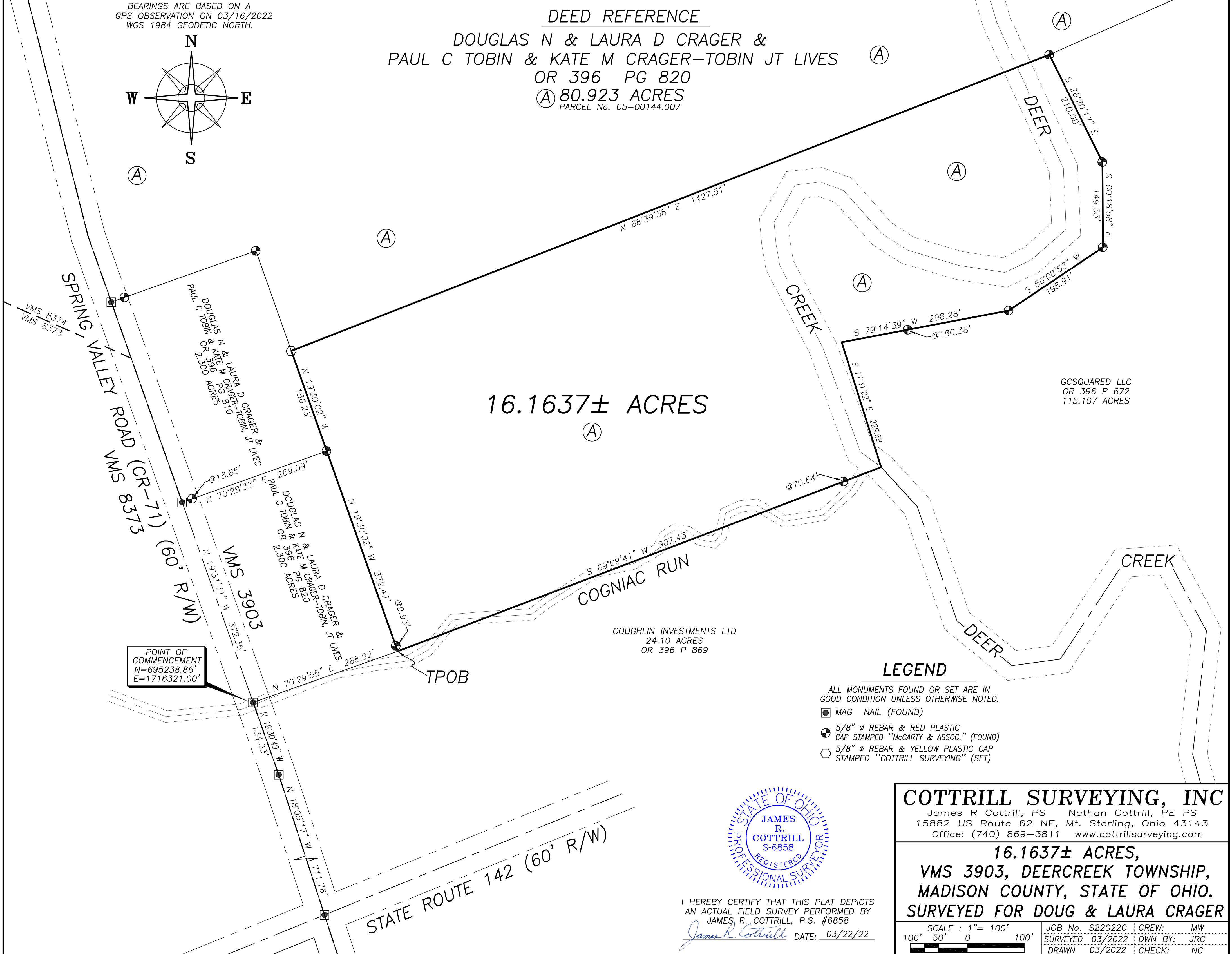


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 03/22/22

**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

**16.1637± ACRES,**  
**VMS 3903, DEERCREEK TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR DOUG & LAURA CRAGER**

SCALE : 1" = 100'	JOB No. S220220	CREW: MW
100' 50' 0 100'	SURVEYED 03/2022	DWN BY: JRC
	DRAWN 03/2022	CHECK: NC



# **COTTRILL SURVEYING, INC**

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

## **16.1637 Acre Tract Surveyed for Crager**

The following described 16.1637 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 3903, being all of a 80.923 acre tract (Parcel 05-00144.007) conveyed Douglas N and Laura D Crager and Paul C Tobin and Kate M Crager-Tobin, Joint Lives by Official Record 396 page 820, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of Spring Valley Road (County Road 71, 60 feet right-of-way) in the line between VMS 3903 and 8373, at the Northwest corner of a 24.100 acre tract conveyed to Coughlin Investment LTD by Official Record 396 page 869 and the Southwest corner of said 2.300 acre tract, said mag nail bears North 18° 05' 17" West a distance of 711.76 feet and North 19° 30' 49" West a distance of 134.33 feet from a mag nail found at the centerline intersection of Spring Valley Road and State Route 142 (60 feet right-of-way);

Thence, with the North line of said 24.100 acre tract, North 70° 29' 55" East a distance of 268.92 feet to the Southwest corner of said 80.923 acre tract and being the **True Point of Beginning**;

Thence, with the East line of said 2.300 acre tract, **North 19° 30' 02" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found at 9.93 feet, a total distance of **372.47 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found at the Southeast corner of a 2.300 acre tract conveyed Douglas N and Laura D Crager and Paul C Tobin and Kate M Crager-Tobin, Joint Lives by Official Record 396 page 810;

Thence, with the East line of said 2.300 acre tract, **North 19° 30' 02" West** a distance of **186.23 feet** to an iron pin and cap set;

Thence, with a new line across said 80.923 acre tract, **North 68° 39' 38" East** a distance of **1427.51 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found at a corner to a 115.107 acre tract conveyed to GCSquared LLC by Official Record 396 page 672;

Thence, with said 115.107 acre tract with the following five courses:

- 1) **South 26° 20' 17" East** a distance of **210.08 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found;
- 2) **South 00° 18' 58" East** a distance of **149.53 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found;
- 3) **South 56° 08' 53" West** a distance of **198.91 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found;
- 4) **South 79° 14' 39" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found at 180.38 feet, a total distance of **298.28 feet** to a point;
- 5) **South 17° 31' 02" East** a distance of **229.68 feet** to the Northeast corner of said Coughlin Investments LTD's 24.100 acre tract;

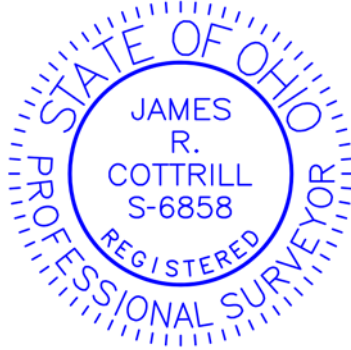
Thence, with the North line of said 24.100 acre tract, **South 69° 09' 41" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found at 70.64 feet, a total distance of **907.43 feet** returning to the **True Point of Beginning**, containing **16.1637 Acres** more or less.

Bearings are based on a GPS observation on March 16, 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 18, 2022 by James R. Cottrill, PS registration #6858. (Job #S220220-16.1637)



  
James R. Cottrill, PS #6858