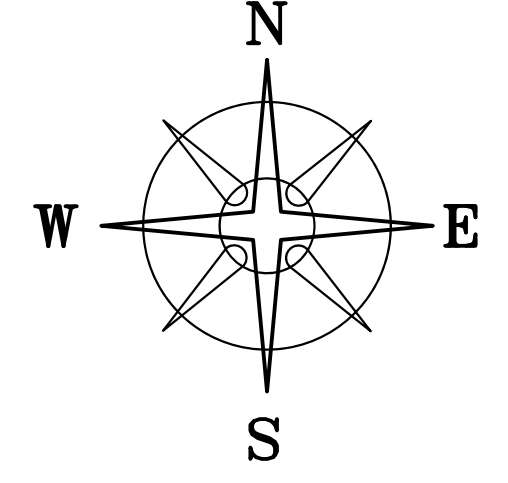


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/16/2022
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

DOUGLAS N & LAURA D CRAGER &
PAUL C TOBIN & KATE M CRAGER-TOBIN JT LIVES

- OR 396 PG 820
- (A) 16.1637 ACRES
PARCEL No. 05-00144.---
- (B) 2.300 ACRES
PARCEL No. 05-00144.008

DOUGLAS N & LAURA D CRAGER &
PAUL C TOBIN & KATE M CRAGER-TOBIN JT LIVES
OR 396 PG 820
64.759 ACRES
80.923 ORG ACRES

18.4635± ACRES

(A) 16.1637± ACRES

(B) 2.2998± ACRES

GCSQUARED LLC
OR 396 P 672
115.107 ACRES

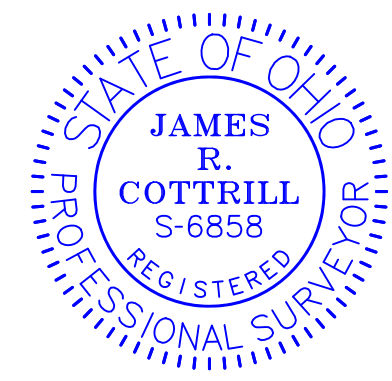
COUGHLIN INVESTMENTS LTD
24.10 ACRES
OR 396 P 869

POB
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)

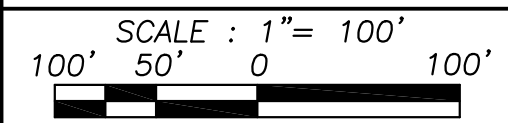


I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 03/22/22

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

18.4635± 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

SPRING VALLEY ROAD (CR-71)
VMS 8374
VMS 8373
VMS 8373

DOUGLAS N & LAURA D CRAGER &
PAUL C TOBIN & KATE M CRAGER-TOBIN JT LIVES
OR 396 PG 810
2.300 ACRES

VMS 3903
VMS 3903
VMS 3903

STATE ROUTE 142 (60' R/W)

DEERCREEK CREEK

DEER CREEK

DEER CREEK

CREEK

N 19°31'02" W 189.23'
N 19°31'02" W 372.47'
N 19°31'02" W 372.36'
N 19°31'02" W 711.76'

N 70°28'35" E 269.09'
N 70°28'35" E 269.09'

N 70°29'55" W 268.92'

N 19°30'49" W 134.33'
N 18°05'17" W 711.76'

N 68°39'38" E 1427.51'

S 79°14'39" W 298.28'
@180.38'

S 17°31'02" E 229.66'

S 56°08'53" W 198.91'

S 26°20'17" E 210.08'

S 00°18'58" E 149.53'

S 69°09'41" W 907.43'

COGNAC RUN

@70.64'

@18.85'

@99.35'

@134.33'

@711.76'

COTTRILL SURVEYING, INC

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

18.4635 Acre Tract Surveyed for Crager

The following described 18.4635 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 3903, being all of a 16.1637 acre tract (Parcel 05-00144.____) conveyed Douglas N and Laura D Crager and Paul C Tobin and Kate M Crager-Tobin, Joint Lives by Official Record ____ page ____ and all of a 2.300 acre tract (Parcel 05-00144.008) 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:

Beginning 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 centerline of Spring Valley Road and said VMS line, North 19° 31' 31" West a distance of 372.36 feet to a mag nail found at the Southwest 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, around said 2.300 acre tract with the following two courses:

- 1) **North 70° 28' 33" East**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" at 18.85 feet, a total distance of **269.09 feet** to a 5/8 inch rebar and red plastic cap stamped "McCarty Assoc" in the West line of said 16.1637 acre tract;
- 2) **North 19° 30' 02" West** a distance of **186.23 feet** to an iron pin and cap set at a corner to a 64.759 acre tract conveyed to Douglas N and Laura D Crager and Paul C Tobin and Kate M Crager-Tobin, Joint Lives by Official Record 396 page 820;

Thence, with the South line of said 64.759 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 with the following two courses:

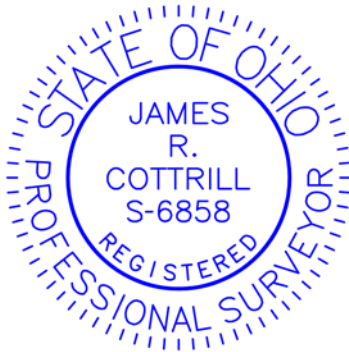
- 1) **South 69° 09' 41" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty Assoc" found at 70.64 feet, a total distance of **907.43 feet** to the Southeast corner of said 2.300 acre tract;
- 2) **South 70° 29' 55" West** a distance of **268.92 feet** returning to the **Point of Beginning**, containing **18.4635 Acres** more or less, of which 16.1637 acres more or less is all of said 16.1637 acre tract and 2.2998 acres more or less is all of said 2.300 acre tract.

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 #S220220-18.4635)



James R. Cottrill
James R. Cottrill, PS #6858