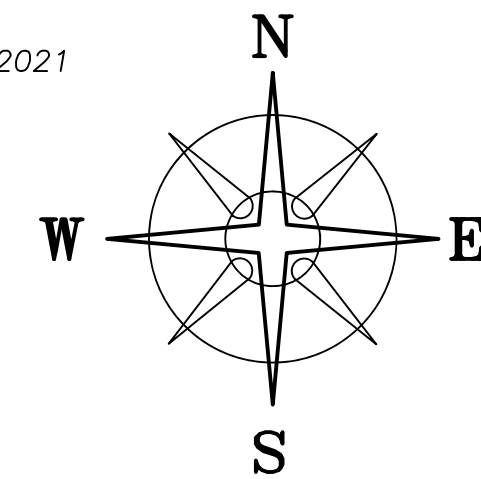


POINT OF COMMENCEMENT
N=627219.11'
E=1662129.39'

FROM IP FOUND AT THE CENTERLINE INTERSECTION WITH STATE ROUTE 323
S 04°30'43" W
7,173.65'

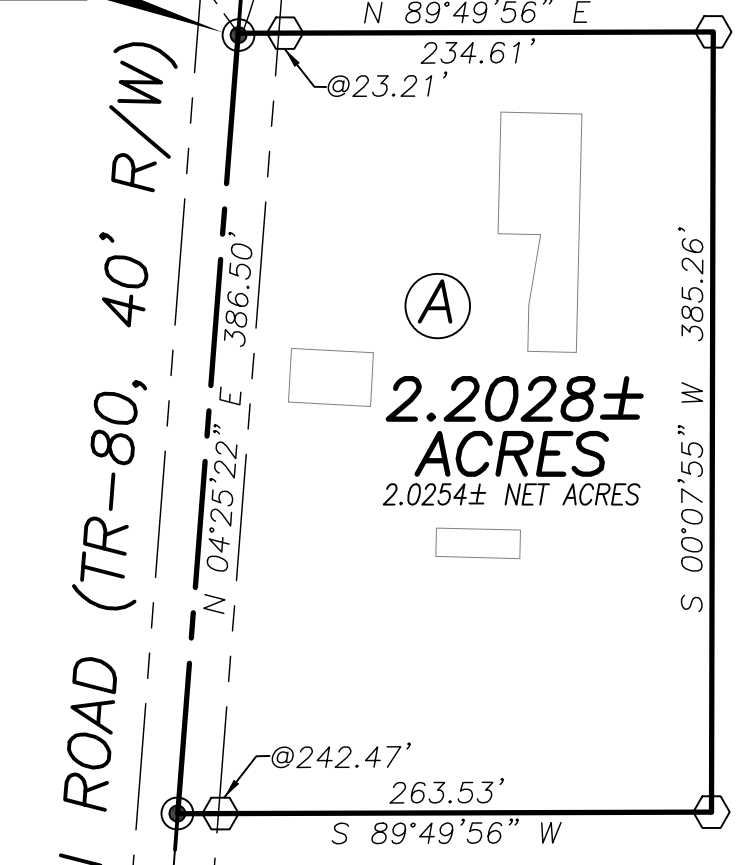
BEARINGS ARE BASED ON A GPS OBSERVATION ON 03/11/2021
WGS 1984 GEODETIC NORTH.



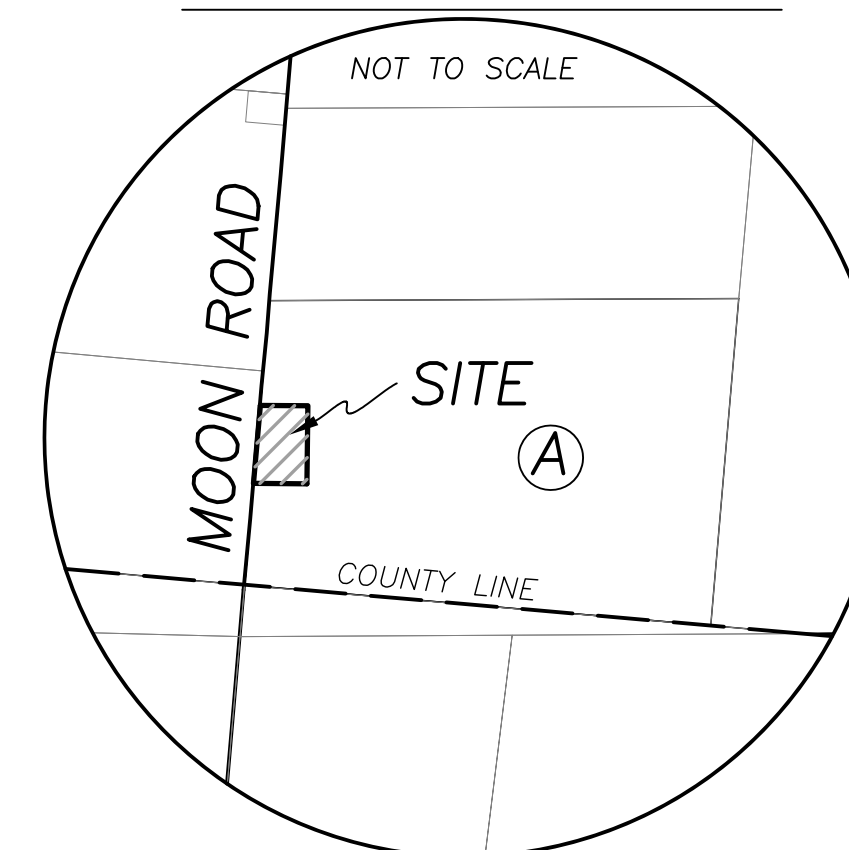
DEED REFERENCE
ARTHUR STEVEN & JOAN CLEMANS, JT LIVES
OR 169 PG 1335

Ⓐ 87.1 ACRES
MADISON CO. 80.1 ACRES
PARCEL No. 27-00026.000
FAYETTE CO. 7.0 ACRES
PARCEL No. 06000200000700

TPOB
N=626701.90'
E=1662082.96'



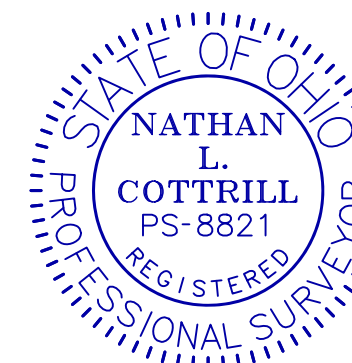
LOCATION MAP



LEGEND

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

- ▲ FAY/MAD COUNTY STONE (FOUND)
- △ MADISON CO MON 02-007 (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ 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
Nathan L. Cottrill DATE: 10/05/21

VMS 3649
MADISON COUNTY, STOKES TWP
FAYETTE COUNTY, JEFFERSON TWP
VMS 1256

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

2.2028± ACRES,
VMS 3649, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CLEMANS

SCALE : 1" = 100'	JOB No. S210822	CREW: MW
100' 50' 0 100'	SURVEYED 10/01/21	DWN BY: NC
	DRAWN 10/04/21	CHECK: RC

COTTRILL SURVEYING, INC

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

2.2028 Acre Tract Surveyed for Clemans

The following described 2.2028 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 3649, being part of an 87.1 acre tract (Madison County Parcel 27-00026.000, 80.1 acres) conveyed to Arthur Steven and Joan Clemans, Joint Lives by Official Record 169 page 1335, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Moon Road (Township Road 80, 40 feet right-of-way), in the line between VMS 3649 and 1133, being the Northwest corner of said 87.1 acre tract, said mag nail bears South 04° 30' 43" West a distance of 7,173.65 feet from an iron pin found at the centerline intersection of Moon Road with State Route 323;

Thence, with the centerline of Moon Road and said VMS line, South 04° 25' 22" West a distance of 519.34 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 87.1 acre tract with the following three new courses:

- 1) **North 89° 49' 56" East**, passing an iron pin and cap set at 23.21 feet, a total distance of **234.61 feet** to an iron pin and cap set;
- 2) **South 00° 07' 55" West** a distance of **385.26 feet** to an iron pin and cap set;
- 3) **South 89° 49' 56" West**, passing an iron pin and cap set at 242.47 feet, a total distance of **263.53 feet** to a mag nail set in the centerline of Moon Road and in said VMS line;

Thence, with the centerline of Moon Road and said VMS line, **North 04° 25' 22" East** a distance of **386.50 feet** returning to the **True Point of Beginning**, containing **2.2028 Acres** more or less.

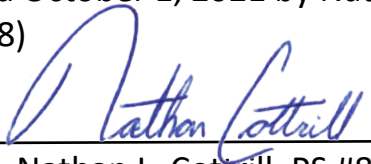
Bearings are based on a GPS observation on March 11, 2021, WGS 1984 Geodetic North.

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 October 1, 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210822-2.2028)




Nathan L. Cottrill, PS #8821