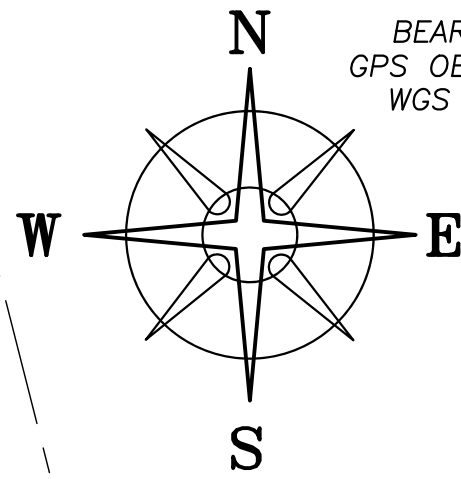


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 03/16/2022  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**

DOUGLAS N & LAURA D CRAGER &  
PAUL C TOBIN & KATE M CRAGER-TOBIN JT LIVES  
OR 396 PG 820  
Ⓐ 64.7593 ACRES  
PARCEL No. 05-00144.007  
80.923 ORG ACRES

N=696484.11'  
E=1715936.21'

17.7445± ACRES  
Ⓐ

0.7086± ACRES  
Ⓐ

DOUGLAS N & LAURA D  
CRAGER, JT LIVES  
OR 400 PG 1200  
18.4635 ACRES

DOUGLAS N & LAURA D  
CRAGER &  
PAUL C TOBIN & KATE M  
CRAGER-TOBIN JT LIVES  
OR 396 PG 820  
81.0  
ACRES  
OR 2,300

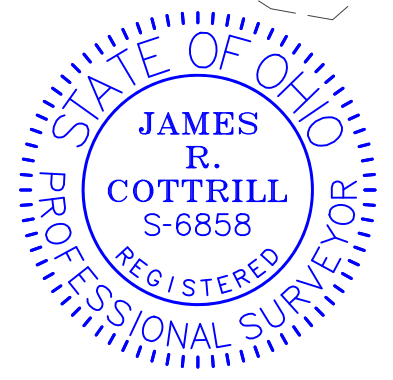
ZONE A

**FEMA**

SPECIAL FLOOD HAZARD AREAS  
DETERMINED BY FIRM MAP  
39097C0150D EFF. 06/18/2010  
AND MADISON COUNTY GIS.

**LEGEND**

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

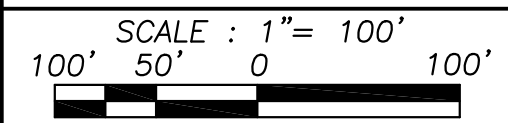


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 05/05/22

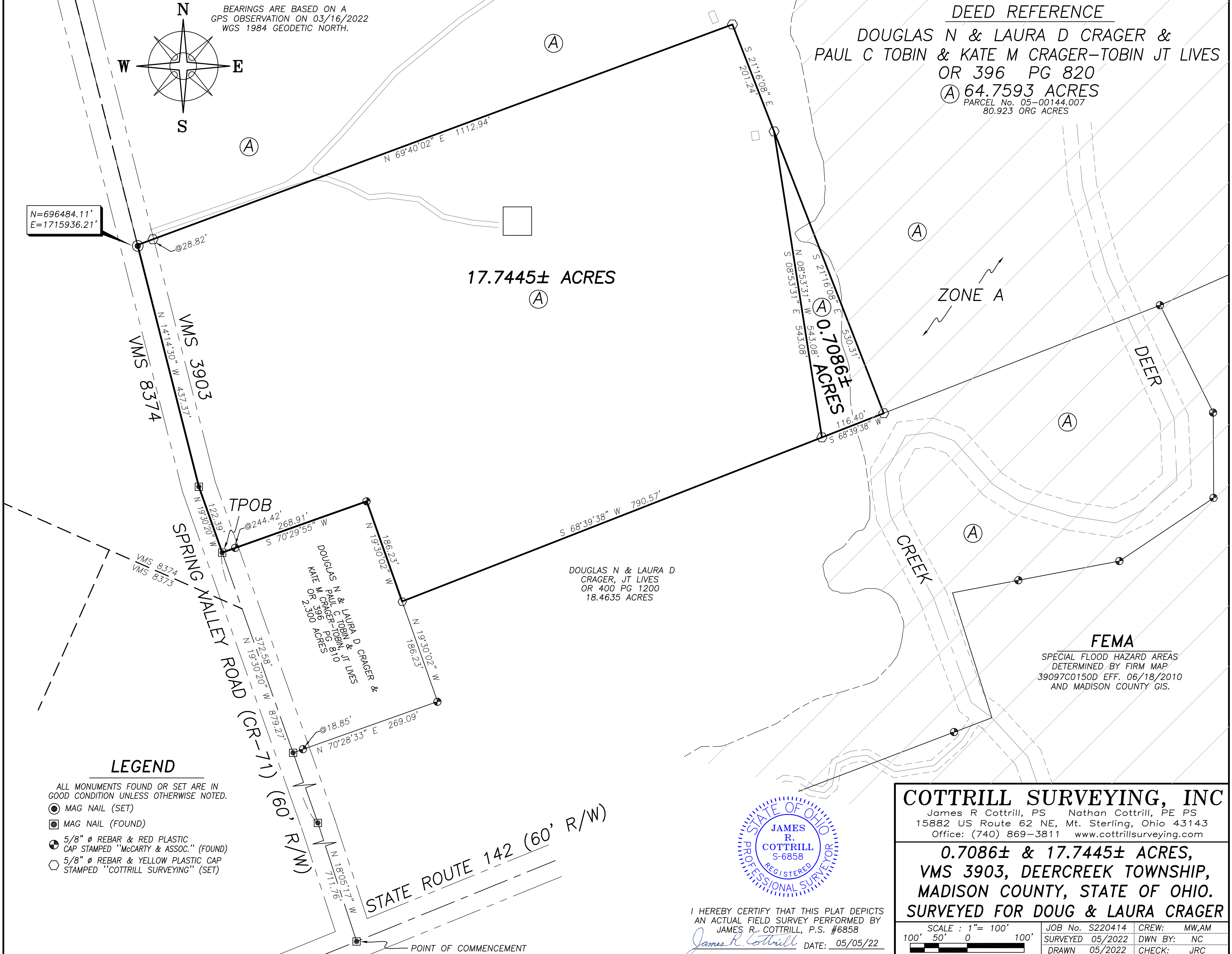
**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**0.7086± & 17.7445± ACRES,  
VMS 3903, DEERCREEK TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR DOUG & LAURA CRAGER**



SCALE : 1" = 100'	JOB No. S220414	CREW: MW,AM
100' 50' 0 100'	SURVEYED 05/2022	DWN BY: NC
	DRAWN 05/2022	CHECK: JRC



# COTTRILL SURVEYING, INC

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

## 0.7086 Acre Tract Surveyed for Crager

The following described 0.7086 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 3903, being part of a 64.7593 acre tract (Parcel 05-00144.007, 80.923 original acres) 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 at the centerline intersection of Spring Valley Road (County Road 71, 60 feet right-of-way) and State Route 142 (60 feet right-of-way);

Thence, with the centerline of Spring Valley Road with the following two courses:

- 1) North 18° 05' 17" West a distance of 711.76 feet to a mag nail found;
- 2) North 19° 30' 20" West a distance of 879.27 feet to a mag nail found at the Northwest 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 and a corner to said 64.7593 acre tract, also being in the line between VMS 3309 and VMS 8374;

Thence, around said 2.300 acre tract with the following two courses:

- 1) North 70° 29' 55" East a distance of 268.91 feet to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc" found;
- 2) South 19° 30' 02" East a distance of 186.23 feet to an iron pin and cap set at a corner to an 18.4635 acre tract conveyed to Douglas in and Laura D Crager, Joint Lives by Official Record 400 page 1200;

Thence, with the Northwest line of said 18.4635 acre tract, North 68° 39' 38" East a distance of 790.57 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 64.7539 acre tract with the following two new courses:

- 1) **North 08° 53' 31" West** a distance of **543.08 feet** to an iron pin and cap set;
- 2) **South 21° 16' 08" East** a distance of **530.31 feet** to an iron pin and cap set in the Northwest line of said 18.4635 acre tract;

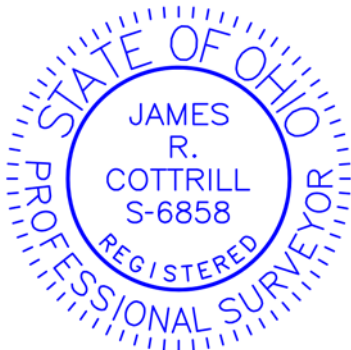
Thence, with the Northwest line of said 18.4635 acre tract, **South 68° 39' 38" West** a distance of **116.40 feet** returning to the **True Point of Beginning**, containing **0.7086 Acres** more or less.

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 May 3, 2022 by James R. Cottrill, PS registration #6858. (Job #S220414-0.7086)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 17.7445 Acre Tract Surveyed for Crager

The following described 17.7445 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 3903, being part of a 64.7593 acre tract (Parcel 05-00144.007, 80.923 original acres) 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 at the centerline intersection of Spring Valley Road (County Road 71, 60 feet right-of-way) and State Route 142 (60 feet right-of-way);

Thence, with the centerline of Spring Valley Road with the following two courses:

- 1) North 18° 05' 17" West a distance of 711.76 feet to a mag nail found;
- 2) North 19° 30' 20" West a distance of 879.27 feet to a mag nail found at the Northwest 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 and a corner to said 64.7593 acre tract, also being in the line between VMS 3903 and VMS 8374 and being the **True Point of Beginning**;

Thence, continuing with the centerline of Spring Valley Road and with said VMS line with the following two courses:

- 1) **North 19° 30' 20" West** a distance of **122.39 feet** to a mag nail found;
- 2) **North 14° 14' 30" West** a distance of **437.37 feet** to a mag nail set;

Thence, across said 64.7539 acre tract with the following three new courses:

- 1) **North 69° 40' 02" East**, passing an iron pin and cap set at 28.82 feet, a total distance of **1112.94 feet** to an iron pin and cap set;
- 2) **South 21° 16' 08" East** a distance of **201.24 feet** to an iron pin and cap set;
- 3) **South 08° 53' 31" East** a distance of **543.08 feet** to an iron pin and cap set in the Northwest line of an 18.4635 acre tract conveyed to Douglas in and Laura D Crager, Joint Lives by Official Record 400 page 1200;

Thence, with the Northwest line of said 18.4635 acre tract, **South 68° 39' 38" West** a distance of **790.57 feet** to an iron pin and cap set in the Northeast line of said 2.300 acre tract;

Thence, around said 2.300 acre tract with the following two courses:

- 1) **North 19° 30' 02" West** a distance of **186.23 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc" found;
- 2) **South 70° 29' 55" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc" found at 244.42 feet, a total distance of **268.91 feet** returning to the **True Point of Beginning**, containing **17.7445 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 May 3, 2022 by James R. Cottrill, PS registration #6858. (Job #S220414-17.7445)



  
James R. Cottrill, PS #6858