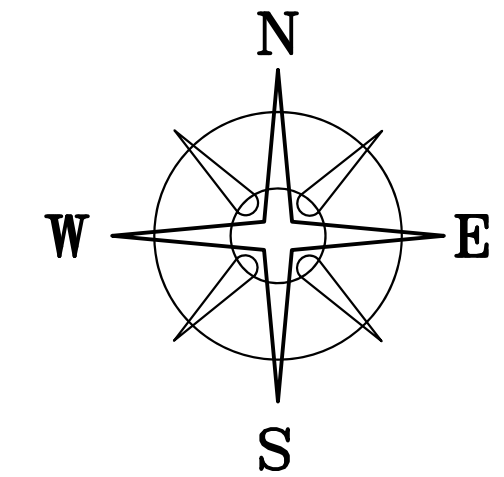
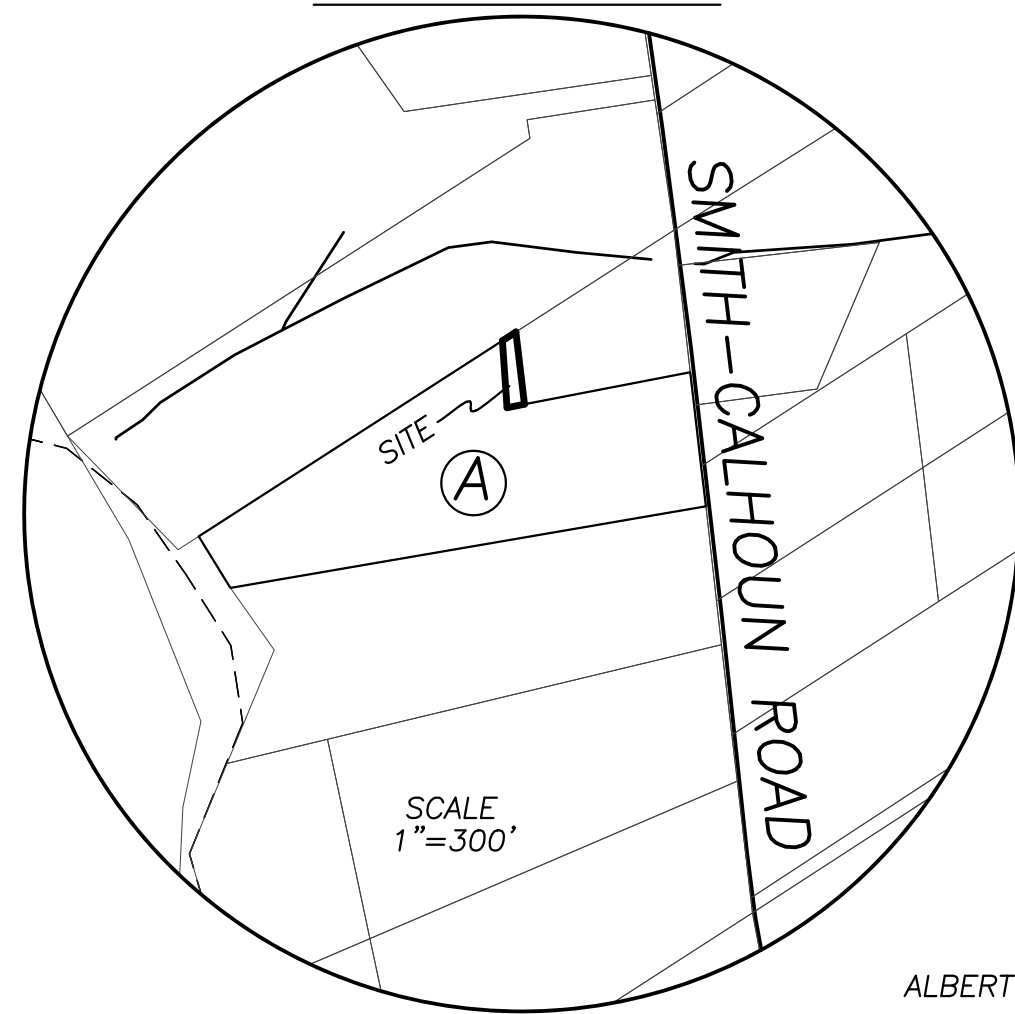


LOCATION MAP



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/13/2022
WGS 1984 GEODETIC NORTH.

ALBERT L & YVONNE A ROSECRANTZ
CO TRUSTEES OF THE ROSECRANTZ
2007 REV FAMILY TRUST
OR 237 P 1220
5.022 ACRES
01-00386.000

DEED REFERENCE
DANIEL R THOMAS
OR 348 PG 2571
① 3.3382 ACRES
PARCEL No. 01-00076.005

MATHEW E & STACY A
LARISON JT LIVES
OR 262 PG 2068
0.9226 ACRES
PARCEL No.01-00121.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
 - 1/2" Ø CONDUIT (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - MAG NAIL (FOUND)
 - 5/8" Ø REBAR & ALUMINUM CAP STAMPED "NCB 5969" (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
Nathan L. Cottrill DATE: 06/23/22

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

0.0572± ACRES,
VMS 1187, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LARISON

| | | |
|------------------|------------------|------------|
| SCALE : 1" = 30' | JOB No. S220518 | CREW: MW |
| 30' 15' 0 30' | SURVEYED 06/2022 | DWN BY: RC |
| | DRAWN 06/2022 | CHECK: NC |

COTTRILL SURVEYING, INC

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

0.0572 Acre Tract Surveyed for Larison

The following described 0.0572 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1187, and being part of a 3.3382 acre tract (Parcel 01-00076.005) conveyed to Daniel R Thomas by Official Record 348 page 2571, and being more particularly described as follows:

Commencing at a 1/2 inch diameter conduit found in the centerline of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) at the Southeast corner of a 5.022 acre tract conveyed to Albert L and Yvonne A Roseencrantz, Co-Trustees by Official Record 237 page 1220 and the Northeast corner of a 0.9226 acre tract conveyed to Matthew E and Stacy A Larison, Joint Lives by Official Record 262 page 2068, said conduit bears South 09° 35' 49" East a distance of 2511.20 feet from an iron pin found at the centerline intersection of Smith-Calhoun Road with Amity Pike (County Road 36, 50 feet right-of-way);

Thence, with the line between said 5.022 acre and 0.9226 acre tracts, South 56° 54' 53" West, passing an iron pin and cap set at 20.63 feet, a total distance of 278.39 feet to a 5/8 inch diameter rebar and aluminum cap stamped "NCB 5969" found at a corner to said 3.3382 acre tract and being the **True Point of Beginning**;

Thence, with the West line of said 0.9226 acre tract, **South 06° 59' 54" East** a distance of **109.52 feet** to a 5/8 inch diameter rebar and aluminum cap stamped "NCB 5969" found at the Southwest corner of said 0.9226 acre tract;

Thence, across said 3.3382 acre tract with the following two new courses:

- 1) **South 78° 27' 07" West** a distance of **26.26 feet** to an iron pin and cap set;
- 2) **North 04° 17' 38" West** a distance of **101.24 feet** to an iron pin and cap set in the Southeast line of said 5.022 acre tract;

Thence, with the Southeast line of said 5.022 acre tract, **North 56° 54' 53" East** a distance of **23.83 feet** returning to the **True Point of Beginning**, containing **0.0572 Acres** more or less.

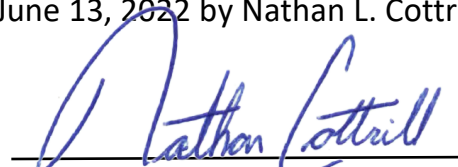
Bearings are based on a GPS observation on June 13, 2022, WGS 1984 Geodetic North.

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 June 13, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220518-0.0572)




Nathan L. Cottrill, PS #8821