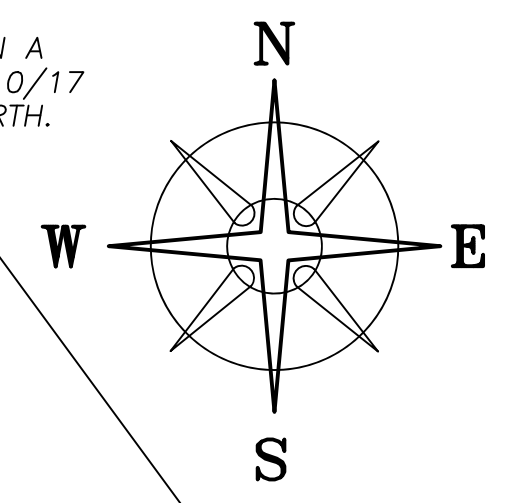


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/10/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
RICHARD N & LINDA M
RUCKER, JT
OR 3 PG 882
PARCEL No. 08-00063.005
Ⓐ 5.1932 ACRES

JENNIFER L & MICHAEL DAVID
RUCKER, JT LIVES
OR 427 PG 1314
20.064 ACRES
08-00063.014

GARY & SILVIA HALL
OR 88 PG 150
20.056 ACRES
08-00063.015

WILLIAM L & LINDA L
RICHARDS, JT LIVES
OR 257 PG 1580
6.8611 ACRES
08-00063.001

TPOB

N=720927.71'
E=1734585.54'

2.6623± ACRES
Ⓐ

GOODSON ROAD (40' R/W, T-48)

LUCAS DITCH

LINE	BEARING	DISTANCE
L1	S 85°41'43" W	35.48'
L2	S 30°47'53" W	96.48'
L3	S 41°13'36" W	45.04'
L4	S 69°45'45" W	58.93'
L5	S 52°26'23" W	50.66'

POINT OF COMMENCEMENT BEARS
S 54°46'31" W 2423.71' FROM IP
FOUND AT CENTERLINE INTERSECTION
OF GOODSON ROAD &
TAYLOR-BLAIR ROAD (50' R/W, CR-14)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊛ BOLT (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊘ 1" ∅ IRON PIPE (FOUND)
- ⊞ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

NOTE

THIS 2.6623± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 20.064 ACRE TRACT.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 04/29/25

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

2.6623± ACRES,
VMS 2985, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RUCKER

SCALE : 1" = 60'
60' 30' 0 60'
JOB No. S250317 CREW: MW
SURVEYED 04/23/25 DWN BY: NC
DRAWN 04/25/25 CHECK: RC

N=720214.64'
E=1735058.84'

COTTRILL SURVEYING, INC

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

2.6623 Acre Tract Surveyed for Rucker

The following described 2.6623 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2985, being part of a 5.1932 acre tract (Parcel 08-00063.005) as conveyed to Richard N and Linda M Rucker, Joint Lives by Official Record 3 page 882, and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe found at an angle point in the centerline of Goodson Road (Township Road 48, 40 feet right-of-way), being the south corner of a 6.8611 acre tract conveyed to William L and Linda L Richards, Joint Lives by Official Record 257 page 1580 and in the northeast line of said 5.1932 acre tract, said pipe bears South 54° 46' 31" West a distance of 2423.71 feet from an iron pin found at the centerline intersection of Goodson Road and Taylor-Blair Road (County Road 14, 50 feet right-of-way);

Thence, with the southwest line of said 6.8611 acre tract, North 35° 42' 29" West, passing a 3/4 inch iron pipe found corner to a 20.056 acre tract conveyed to Gary and Silvia Hall by Official Record 88 page 150 at 596.12 feet, a total distance of 613.14 feet to a 3/4 inch iron pipe found at a corner to a 20.064 acre tract conveyed to Jennifer L and Michael David Rucker, Joint Lives by Official Record 427 page 1314 and the north corner of said 5.1932 acre tract and being the **True Point of Beginning**:

Thence, with the southwest line of said 20.056 acre tract, **South 35°42' 29" East**, passing a 3/4 inch iron pipe found at the west corner of said 6.8611 acre tract at 17.02 feet, passing an iron pin and cap set at 331.80 feet, a total distance of **403.25 feet** to the centerline of Lucas Ditch;

Thence, with the centerline of Lucas Ditch and across said 5.1932 acre tract with the following five new courses:

- 1) **South 85° 41' 43" West** a distance of **35.48 feet**;
- 2) **South 30° 47' 53" West** a distance of **96.48 feet**;
- 3) **South 41° 13' 36" West** a distance of **45.04 feet**;
- 4) **South 69° 45' 45" West** a distance of **58.93 feet**;
- 5) **South 52° 26' 23" West** a distance of **50.66 feet** to the northeast line of said Rucker's 20.064 acre tract;

Thence, with said 20.064 acre tract with the following two courses:

- 1) **North 35° 42' 29" West**, passing an iron pin and cap set at 26.08 feet, a total distance of **449.99 feet** to a 3/4 inch iron pipe found;
- 2) **North 60° 46' 14" East** a distance of **271.81 feet** returning to the **True Point of Beginning**, containing **2.6623 Acres** more or less.

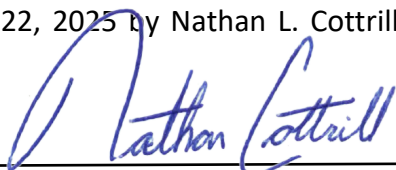
Bearings are based on a GPS observation on March 10, 2017, WGS 1984 Geodetic North.

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 April 22, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250317-2.6623)




Nathan L. Cottrill, PS #8821