

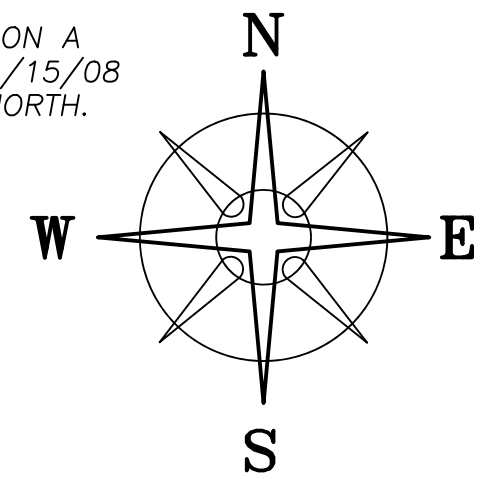
FRALICK ROAD  
(TR-86, 40' R/W)

**DEED REFERENCE**  
**STEVEN W CLAWSON, TOD**  
 STEVEN W CLAWSON, TRUSTEES OR SUCCESSOR IN TRUST  
 UNDER STEVEN W CLAWSON LIVING TRUST DATED 9/15/2005  
**OR 284 PG 282**  
 PARCEL No. 27-00024.000  
 (A) **39.81 ACRES**

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 12" WOODEN FENCE POST (FOUND)
  - 6" CONCRETE R/W MONUMENT (FOUND)
  - 3/4" Ø IRON PIPE (FOUND)
  - ◻ 1/2" Ø IRON PIPE (FOUND)
  - ◻ 1/2" Ø IRON PIN (FOUND)
  - MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - △ COUNTY MONUMENT 05-033 (FOUND)
  - 3/4" Ø PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/15/08 WGS 1984 GEODETIC NORTH.



S 74°47'37" E 606.35'  
 S 76°44'44" E 616.88'

**POB**  
 N=631769.94'  
 E=1678448.11'

**STATE ROUTE 323**  
 S 74°37'04" E 521.75'

(60' R/W)

JORDAN R LONG  
 OR 356 PG 7304  
 1.000 ACRE  
 27-00019.000  
 S 14°54'20" W 286.67'  
 N 14°57'12" E 285.42'  
 S 75°04'25" E 149.86'  
 N 14°57'12" E 285.42'

JAMES E GAMBILL, TRUSTEE, ETAL  
 OR 256 PG 59  
 54 ACRES  
 200.99 TOTAL ACRES  
 27-00068.000

**39.4586± ACRES**

N 06°45'45" E 1551.57'

S 16°39'18" W 930.90'

JOHN D & LUANN S  
 DILLON, JT LIVES  
 OR 151 PG 2006  
 9.188 ACRES  
 27-00155.000

**STATE ROUTE 323**  
**CHARLESTON-CHILlicothe ROAD**  
 (CR-15B, 40' R/W)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 12/31/25

**VMS 1244**  
 N 85°52'19" W 999.20'

**VMS 713**

MARGARET LEE KOENIG  
 OR 298 PG 1106  
 81.95 ACRES  
 27-00002.000

215.16'  
 N 75°33'00" W  
 S 08°23'40" W 254.98'  
 @252.86'

**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

**39.4586± ACRES,**  
**VMS 1244, STOKES TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR STEVEN W. CLAWSON**

SCALE : 1" = 150'  
 150' 75' 0 150'

JOB No. S251113 : CREW: MW  
 SURVEYED 12/22/25 : DWN BY: NC  
 DRAWN 12/23/25 : CHECK: RC

# **COTTRILL SURVEYING, INC**

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

## **39.4586 Acre Tract**

### *Surveyed for Steven W Clawson*

The following described 39.4586 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1244, being all of a 39.81 acre tract (Parcel 27-00024.000) as conveyed to Steven W Clawson, TOD by Official Record 284 page 282, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 323 (60 feet right-of-way) at the Northeast corner of a 54 acre tract conveyed to James E Gambill, Trustee, et al. by Official Record 256 page 59 and the Northwest corner of said 39.81 acre tract, said mag nail bears South 74° 47' 37" East a distance of 606.35 feet from a mag nail found at the centerline intersection of State Route 323 and Fralick Road (Township Road 86, 40 feet right-of-way);

Thence, with the centerline of State Route 323, **South 74° 37' 04" East** a distance of **521.75 feet** to a mag nail set at the Northwest corner of a 1.000 acre tract conveyed to Jordan R Long by Official Record 356 page 1304;

Thence, around said 1.000 acre tract with the following three courses:

- 1) **South 14° 54' 20" West**, passing a 3/4-inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 30.01 feet, a total distance of **286.61 feet** to a 3/4-inch diameter iron pipe found;
- 2) **South 75° 04' 25" East** a distance of **149.86 feet** to a 3/4-inch diameter iron pipe found;
- 3) **North 14° 57' 12" East**, passing a 3/4-inch diameter iron pipe found at 255.75 feet, a total distance of **285.42 feet** to a mag nail set in the centerline of State Route 323;

Thence, with the centerline of State Route 323 with the following two courses:

- 1) **South 74° 37' 04" East** a distance of **312.62 feet** to an iron pin and cap set;
- 2) **South 55° 17' 39" East** a distance of **458.70 feet** to a mag nail set at the Northwest corner of a 9.188 acre tract conveyed to John D and Luann S Dillon, Joint Lives by Official Record 151 page 2006;

Thence, with said 9.188 acre tract with the following three courses:

- 1) **South 16° 39' 18" West**, passing a 3/4-inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 30.85 feet, a total distance of **930.90 feet** to a 3/4-inch diameter iron pipe and aluminum cap stamped "NCB 5969" found;
- 2) **North 75° 33' 00" West** a distance of **215.16 feet** to an iron pin and cap set;
- 3) **South 08° 23' 40" West**, passing a 3/4-inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 252.86 feet, a total distance of **254.98 feet** to an iron pin and cap set in the North line of an 81.95 acre tract conveyed to Margaret Lee Koenig by Official Record 298 page 1106 and in the line between VMS 1244 and VMS 713;

Thence, with the North line of said 81.95 acre tract and said VMS line, **North 85° 52' 19" West** a distance of **999.20 feet** to an iron pin and cap set at the Southwest corner of said Gambill's 30.59 acre tract;

Thence, with the East line of said 30.59 acre tract, **North 06° 45' 45" East**, passing a T-bar found at 1520.28 feet, a total distance of **1551.57 feet** returning to the **Point of Beginning**, containing **39.4586 Acres** more or less.

Bearings are based on a GPS observation on December 15, 2008, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on December 22, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251113-39.4586)



A handwritten signature in blue ink that reads "Nathan Cottrill".

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Nathan L. Cottrill, PS-8821