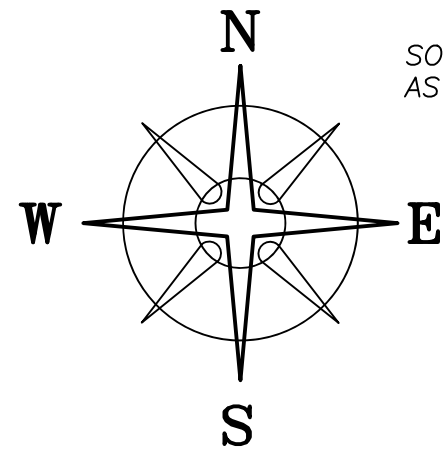




BEARINGS ARE BASED ON THE
SOUTHEAST LINE OF A 63.9355 AC
AS DESCRIBED IN OR 151 PG 1081
(N 44°09'04" E)

ADJOINER DEED REFERENCE

- 1 MEGAN P FLICK & WILLIAM R GOSSARD, JT LIVES
0.3407 ACRES - OR 450 PG 1921
30-00059.001
- 2 JAMES D & JUDY C CARTER, JT LIVES
0.251 ACRES - OR 133 PG 1013
30-00022.000
- 3 MEGAN P FLICK & WILLIAM R GOSSARD, JT LIVES
0.687 ACRES - OR 450 PG 1921
30-00060.000
- 4 JOEL P & BRANDY A GREEN, JT LIVES
1.00 ACRES - OR 328 PG 800
30-00102.000

STATE OF OHIO
FBO OHIO DEPT OF REHAB & CORRECTIONS
OR 151 PG 1081
63.9355 ACRES
30-00094.005

(BASIS OF BEARINGS)
N 44°09'04" E 2039.59'
1848.59'

22.3153± ACRES

(A) 21.7316± ACRES

ZACHARY I & YOUNG GOSSARD, JT
OR 440 PG 1082
5.288 ACRES
30-00035.000

INDEPENDENCE WAY LLC
OR 440 PG 1037
6.006 ACRES
30-00035.005

STATE OF OHIO
LONDON CORRECTIONAL PRISON
DB 88 PG 554
558.66 ACRES
30-00789.000

SEE DETAIL "A"

N=695341.52'
E=1696455.99'

POB BEARS FROM MAD. MON. 02-013
N 37°59'32" W 8852.29'

N=694992.35'
E=1696699.87'

AUSTIN STEELE
OR 378 PG 1804
2.00 ACRES
30-00017.000

STATE ROUTE 56
(60' R/W)

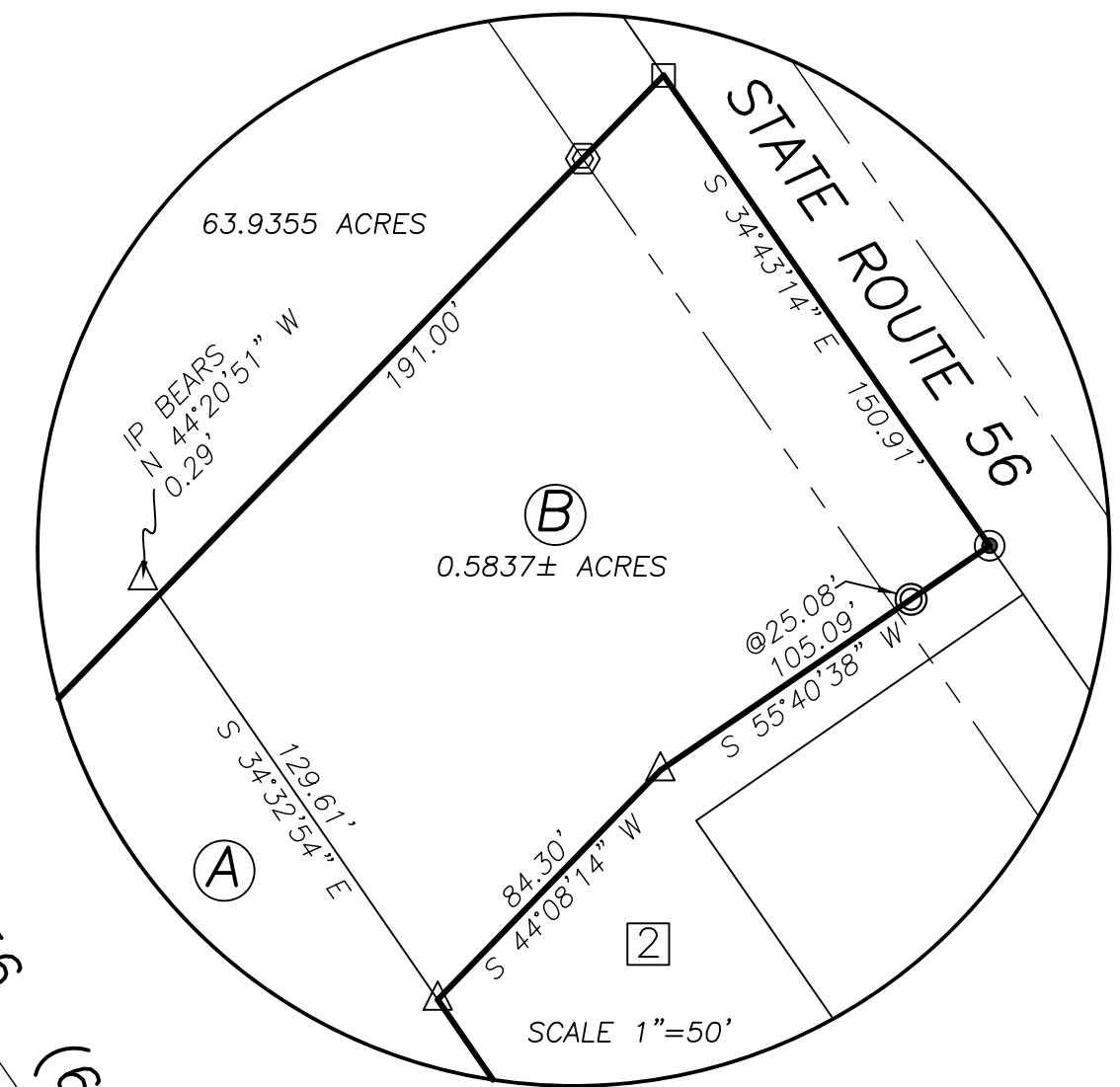
UNION TOWNSHIP
CITY OF LONDON

LEGEND

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

- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- △ 1/2" ∅ IRON PIN (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "ELLIOTT PS7759" (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "McCARTY & ASSOC" (FOUND)

DETAIL "A"



DEED REFERENCE
WILLIAM R GOSSARD
OR 449 PG 1259
(A) PARCEL No. 30-00059.000
21.7316 ACRES
(B) PARCEL No. 30-00106.000
0.586 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 05/27/26

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

22.3153± ACRES,
VMS 8864 & 13567, UNION TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GOSSARD

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

JOB No. S260509	CREW: MW
SURVEYED 05/27/26	DWN BY: NC
DRAWN 05/27/26	CHECK: RC

COTTRILL SURVEYING, INC

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

22.3153 Acre Tract *Surveyed for Gossard*

The following described 22.3153 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8864 and VMS 13567, being all of a 21.7316 acre tract (Parcel 30-00059.000) and all of a 0.586 acre tract (Parcel 30-00106.000) both conveyed to William R Gossard by Official Record 449 page 1259, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (60 feet right-of-way) at the North corner of a 0.251 acre tract conveyed to James D and Judy C Carter, Joint Lives by Official Record 133 page 1013 and the East corner of said 0.586 acre tract, said mag nail bears North 34° 43' 14" West a distance of 274.71 feet from a mag nail found at the North corner of a 1.00 acre tract conveyed to Joel P and Brandy A Green, Joint Lives by Official Record 328 page 800 and the East corner of a 0.687 acre tract conveyed to Megan P Flick and William R Gossard, Joint Lives by Official Record 450 page 1921, said mag nail also bears North 34° 43' 14" West a distance of 645.82 feet from the intersection of State Route 56 with Mary Lou Drive (Private Road) and being the East corner of a 2.00 acre tract conveyed to Austin Steele by Official Record 378 page 1 804, said Mag nail also bears North 37° 59' 32" West a distance of 8852.29 feet from Madison County Monument 02-013;

Thence, around said 0.251 acre tract with the following 3 courses:

- 1) **South 55° 40' 38" West**, passing a 3/4-inch diameter iron pipe found at 25.08 feet, a total distance of **105.09 feet** to a 1/2-inch diameter iron pin found;
- 2) **South 44° 08' 14" West** a distance of **84.30 feet** to a 1/2-inch diameter iron pin found in the Northeast line of said 21.7316 acre tract;
- 3) **South 34° 32' 54" East** a distance of **99.97 feet** to a 3/4 inch T-bar and cap found at the North corner of a 0.3407 acre tract conveyed to Megan P Flick and William R Gossard, Joint Lives by Official Record 450 page 1921 and the West corner of said Gossard's 0.687 acre tract;

Thence, around said 0.3407 acre tract with the following two courses:

- 1) **South 28° 00' 03" West** a distance of **114.96 feet** to an iron pin and cap set;
- 2) **South 25° 57' 46" East** a distance of **112.30 feet** to an iron pin and cap set at the West corner of said Green's 1.00 acre tract;

Thence, with the Southwest line of said 1.00 acre tract, **South 45° 59' 46" East** a distance of **174.65 feet** to a 3/4 inch diameter iron pipe found in the Northwest line of said Steele's 2.00 acre tract;

Thence, with the Northwest line of said 2.00 acre tract, **South 44° 17' 18" West**, passing the North corner of a 1.619 acre tract conveyed to William and Sandra Gossard, Joint Lives by Official Record 61 page 514 at 78.81 feet, passing a 3/4 inch diameter iron pipe found at the North corner of a 5.288 acre tract conveyed to Zachary I and Young Gossard by Official Record 440 page 1082 at 563.17 feet, passing the North corner of a 6.006 acre tract conveyed to Independence Way LLC by Official Record 440 page 1037 at 965.56 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty & Assoc" found at 1015.44 feet, a total distance of **1719.31 feet** to a 3/4 inch diameter iron pipe found in the Northeast line of a 558.66 acre tract conveyed to the State of Ohio London Correctional Prison by Deed Book 88 page 554 and in the line between VMS 13567 and VMS 5429/8744;

Thence, with the Northeast line of said 558.66 acre tract and with said VMS line, **North 39° 01' 06" West** a distance of **537.05 feet** to an iron pin and cap previously set at the South corner of a 63.9355 acre tract conveyed to the State of Ohio FBO Ohio Department of Rehab and Corrections by Official Record 151 page 1081;

Thence, with the Southeast line of said 63.9355 acre tract, **North 44° 09' 04" East**, passing the West corner of said 0.586 acre tract at 1848.59 feet, passing iron pin and cap previously set at 2009.00 feet, a total distance of **2039.59 feet** to an iron pin found in the centerline of State Route 56;

Thence, with the centerline of State Route 56, **South 34° 43' 14" East** a distance of **150.91 feet** returning to the **True Point of Beginning**, containing **22.3153 Acres** more or less, of which 21.7316 acres more or less is all of said 21.7316 acre tract and 0.5837 acres more or less is all of said 0.586 acre tract.

Bearings are based on the southeast line of a 63.9355 acre tract (South 44° 09' 04" West) as described in Official Record 151 page 1081.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on March 7, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill". The signature is written in a cursive style with a horizontal line underneath the name.

Nathan L. Cottrill, PS #8821
(Job #S230212-22.3153)