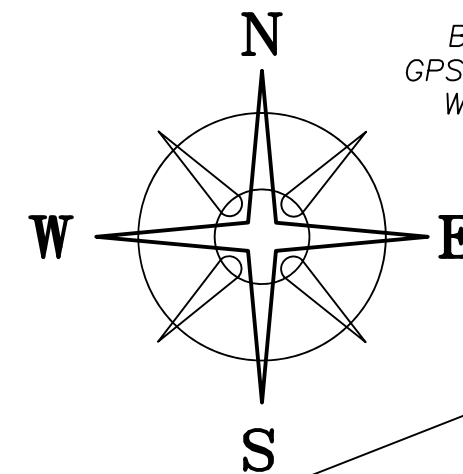


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/25/16
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

DAVID A DUFFY
OR 189 PG 2520

PARCEL No. 05-00380.000

TRACT I:

Ⓐ 1.2 ACRES

TRACT II:

Ⓑ 0.28 ACRES

Ⓒ 0.078 ACRES

TRACT III: 5' WIDE GAS EASEMENT

TRACT IV: GAS EASEMENT

LAWRENCE E & CAROLINE A
MEYERS, TRUSTEES
OR 422 PG 202
3.719 ACRES
05-00160.000

TERRY L & NORMA J JAMES
OR 235 PG 858
0.607 ACRES
05-00178.000

(CAP MISSING)

0.0773± ACRES

Ⓑ 0.2818± ACRES

1.2748± ACRES

Ⓐ 0.9157± ACRES

MID-OHIO WATER AND SEWER DISTRICT
OR 429 PG 1410
78.5363 ACRES
05-00176.000

JASON P PERRINE
OR 387 PG 942
1.8 ACRES
05-00381.000

LEGEND

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

- MAG NAIL (SET)
- ▲ TOWNSHIP STONE (FOUND)
- 5/8" ∅ REBAR (FOUND)
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- ◇ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

NOTES

POB BEARS
N 21°26'37" W 2817.31'
FROM COUNTY MON. 05-036 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

DATE: 06/22/26

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

1.2748± ACRES,
VMS 553, DEERCREEK TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DALEY

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S260429	CREW: NC
SURVEYED 06/12/26	DWN BY: NC
DRAWN 06/14/26	CHECK: RC

DEERCREEK TWP
UNION TWP

COTTRILL SURVEYING, INC

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

1.2748 Acre Tract Surveyed for Matt Daley

The following described 1.2748 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 553, being all of a 1.2 acre tract (Parcel 05-00380.000), all of a 0.28 acre tract (Parcel 05-00380.000), and all of a 0.078 acre tract (Parcel 05-00380.000) all conveyed to David A Duffy by Official Record 189 page 2520, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Spring Valley Road (County Road 71, 60 feet right-of-way), in the line between VMS 553 and VMS 8373, at the Southwest corner of a 0.607 acre tract conveyed to Terry L and Norma J James by Official Record 235 page 858 and the Northwest corner of said 0.28 acre tract, said mag nail bears North 22° 02' 11" West a distance of 522.21 feet from the intersection of the line between Deercreek Township and Union Township as reference by a stone found North 89° 25' 47" East a distance of 12.13 feet, said mag nail also bears North 21° 26' 37" West a distance of 2817.31 feet from Madison County Monument 05-036;

Thence, with the South line of said 0.607 acre tract, **North 69° 08' 01" East**, passing a 5/8 inch diameter rebar found at 18.09 feet, passing the Northwest corner of said 0.078 acre tract at 248.42 feet, passing a T-bar found at a corner to a 3.719 acre tract at 258.46 feet, continuing with said 3.719 acre tract, a total distance of **316.42 feet** to a T-bar found;

Thence, with said 3.719 acre tract, **South 21° 09' 03" East** a distance of **49.49 feet** to a T-bar found at the Northwest corner of a 78.5363 acre tract conveyed to Mid-Ohio Water and Sewer District by Official Record 429 page 1410 and the Northeast corner of said 1.2 acre tract;

Thence, with said 78.5363 acre tract, **South 21° 54' 04" East**, passing an iron pin and cap set at 156.00 feet, a total distance of **183.93 feet** to the centerline of a Tributary to Deer Creek and being the Northeast corner of a 1.8 acre tract conveyed to Jason P Perrine by Official Record 387 page 942;

Thence, meandering with the centerline of said tributary with the following five courses:

- 1) **South 75° 22' 17" West** a distance of **26.97 feet**;
- 2) **North 67° 41' 14" West** a distance of **55.26 feet**;
- 3) **South 70° 33' 39" West** a distance of **77.86 feet**;
- 4) **North 81° 20' 42" West** a distance of **103.71 feet**;
- 5) **South 72° 32' 11" West** a distance of **82.20 feet** to a point in the centerline of Spring Valley Road and in the line between VMS 553 and VMS 8373;

Thence, with the centerline of Spring Valley Road and with said VMS line, **North 22° 02' 11" West**, passing the Southwest corner of said 0.28 acre tract at 85.25 feet, a total distance of **134.75 feet** returning to the **Point of Beginning**, containing **1.2748 Acres** more or less, of which 0.9157 acres more or less is all of said 1.2 acre tract, 0.2818 acres more or less is all of said 0.28 acre tract and 0.0773 acres more or less is all of said 0.078 acre tract.

Bearings are based on a GPS observation on July 25, 2016, 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 June 12, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260429-1.2748)




Nathan L. Cottrill, PS-8821