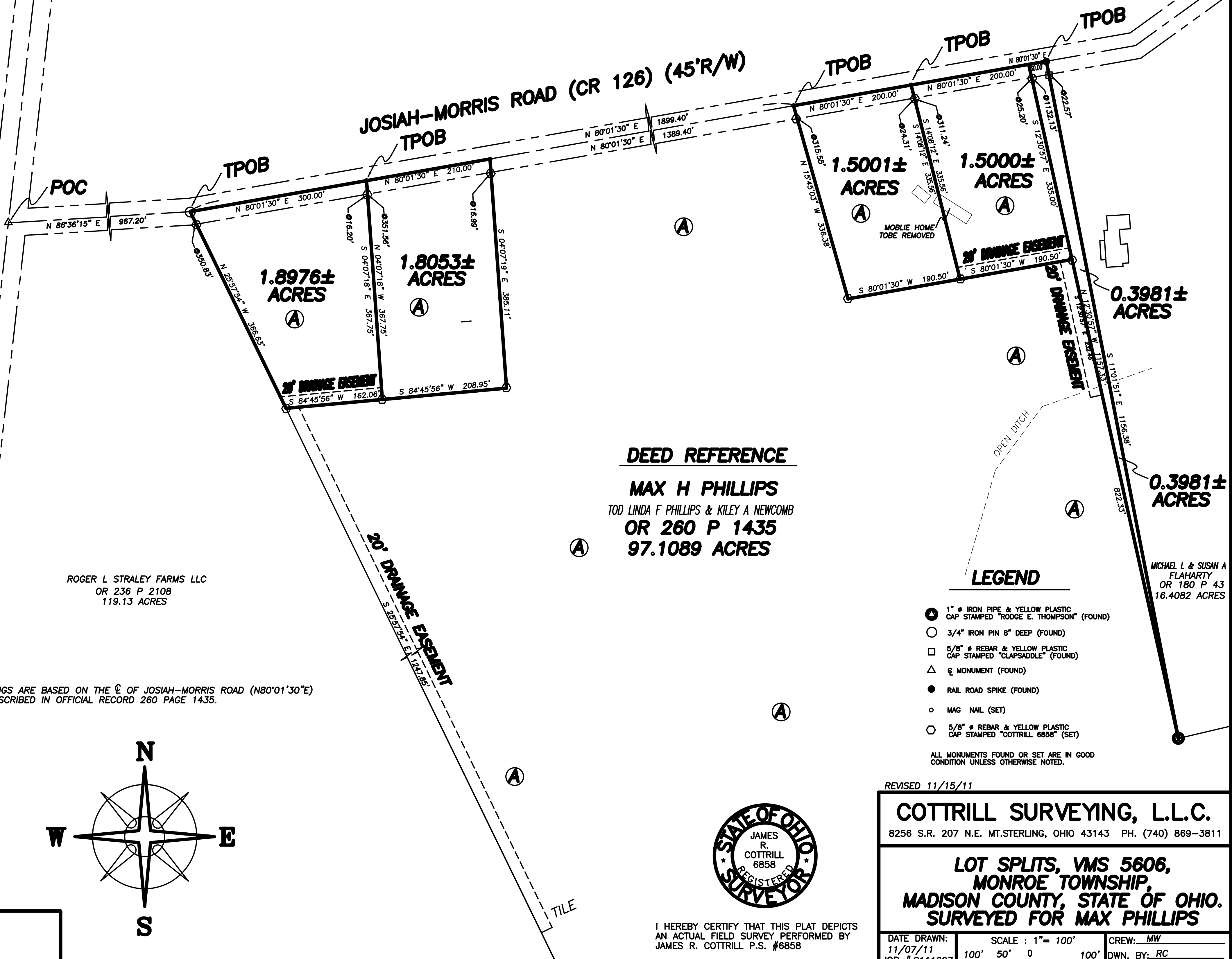


STATE ROUTE 38

JOSIAH-MORRIS ROAD (CR 126) (45'R/W)



POC

TPOB

TPOB

TPOB

TPOB

TPOB

N 86°36'15" E 967.20'

N 80°01'30" E 300.00'

N 80°01'30" E 210.00'

N 80°01'30" E 1899.40'

N 80°01'30" E 1389.40'

N 80°01'30" E 200.00'

N 80°01'30" E 200.00'

N 80°01'30" E 200.00'

1.8976± ACRES

1.8053± ACRES

1.5001± ACRES

1.5000± ACRES

0.3981± ACRES

0.3981± ACRES

ROGER L STRALEY FARMS LLC
OR 236 P 2108
119.13 ACRES

DEED REFERENCE

MAX H PHILLIPS
TOD LINDA F PHILLIPS & KILEY A NEWCOMB
OR 260 P 1435
97.1089 ACRES

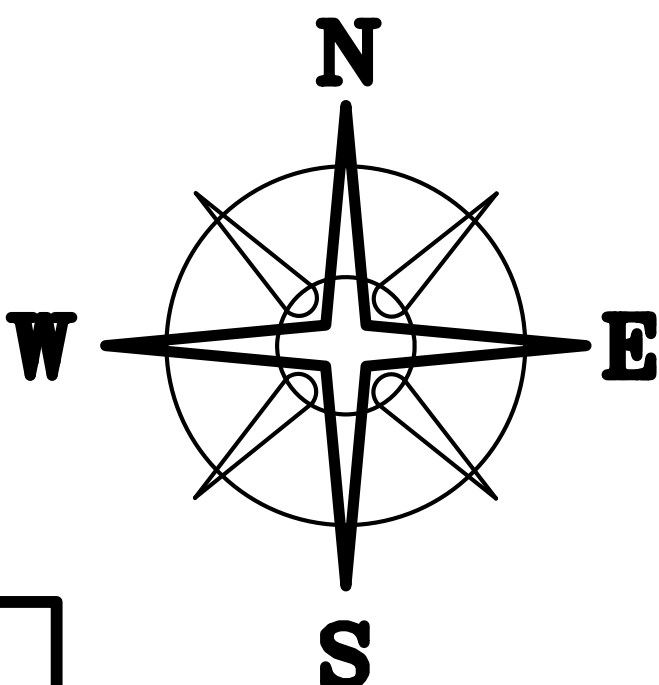
LEGEND

- ⊙ 1" # IRON PIPE & YELLOW PLASTIC CAP STAMPED "RODGE E. THOMPSON" (FOUND)
- 3/4" IRON PIN 8" DEEP (FOUND)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE" (FOUND)
- △ 1/2" MONUMENT (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⊙ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

MICHAEL L & SUSAN A FLAHARTY
OR 180 P 43
16.4082 ACRES

BEARINGS ARE BASED ON THE C OF JOSIAH-MORRIS ROAD (N80°01'30"E) AS DESCRIBED IN OFFICIAL RECORD 260 PAGE 1435.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: _____

REVISED 11/15/11

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**LOT SPLITS, VMS 5606,
MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MAX PHILLIPS**

DATE DRAWN: 11/07/11	SCALE : 1" = 100'	CREW: MW
JOB # S111007	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

0.3981 Acre Tract
Surveyed for Max Phillips

The following described 0.3981 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5606, being part of a 97.1089 acre tract conveyed to Max H. Phillips, Et al by Official Record 260 page 1435, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of State Route 38 with the centerline of Josiah Morris Road (County Road 126) (45 ft. right-of-way);

Thence, with the centerline of said Josiah Morris Road, the following two courses:

- 1) North 86° 36 minutes 15 seconds East a distance of 967.20 ft. to a 3/4 inch diameter iron pin found (8 in. deep) at the northwest corner of said 97.1089 acre tract and also being the northeast corner of a 119.13 acre tract conveyed to Roger L. Straley Farms, LLC by Official Record 236 page 2108
- 2) North 80° 01 minutes 30 seconds East a distance of 2329.40 ft. to a railroad spike found at the northwest corner of a 16.4082 acre tract conveyed to Michael L. and Susan A. Flaharty by Official Record 180 page 43, said railroad spike is also **The True Point of Beginning**;

Thence, with the west line of said 16.4082 acre tract, South 11° 01 minutes 51 seconds East, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle" found at 22.57 ft., a total distance of 1156.38 ft. to a one inch diameter iron pipe and yellow plastic cap stamped "Rodger E. Thompson" found corner to said 97.1089 and 16.4082 acre tracts;

Thence, with a new line across said 97.1089 acre tract, North 12° 30 minutes 57 seconds West, passing an iron pin and caps set at 822.33 and 1132.13 ft., a total distance of 1157.33 ft. to a mag nail set in the centerline of said Josiah Morris Road;

Thence, with the centerline of said Josiah Morris Road, North 80° 01 minutes 30 seconds East a distance of 30.00 ft. returning to **The True Point Beginning** containing **0.3981 acres** more or less.

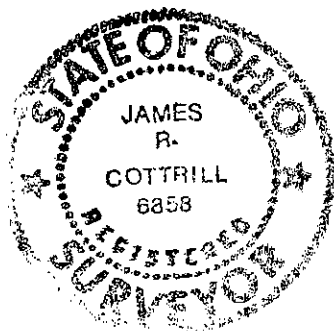
Subject to and with the benefit of a 20 ft. Drainage Easements as shown on the plat accompanying this legal description.

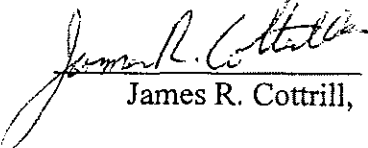
Bearings are based on the centerline of Josiah Morris Road (North 80° 01 minutes 30 seconds East) as described in Official Record 260 page 1435.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 7, 2011 by James R. Cottrill registration #6858. (Job #S111007-0.3981AC)




James R. Cottrill,

1.5000 Acre Tract
Surveyed for Max Phillips

The following described 1.5000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5606, being part of a 97.1089 acre tract conveyed to Max H. Phillips, Et al by Official Record 260 page 1435, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of State Route 38 with the centerline of Josiah Morris Road (County Road 126) (45 ft. right-of-way);

Thence, with the centerline of said Josiah Morris Road, the following two courses:

- 1) North 86° 36 minutes 15 seconds East a distance of 967.20 ft. to a 3/4 inch diameter iron pin found (8 in. deep) at the northwest corner of said 97.1089 acre tract and also being the northeast corner of a 119.13 acre tract conveyed to Roger L. Straley Farms, LLC by Official Record 236 page 2108
- 2) North 80° 01 minutes 30 seconds East a distance of 2099.40 ft. to a mag nail set at **The True Point of Beginning;**

Thence, continuing with the centerline of Josiah Morris Road, North 80° 01 minutes 30 seconds East a distance of 200.00 ft. to a mag nail set;

Thence, across said 97.1089 acre tract the following 3 new courses:

- 1) South 12° 30 minutes 57 seconds East, passing an iron pin and cap set at 25.20 ft., a total distance of 335.00 ft. to an iron pin and cap set
- 2) South 80° 01 minutes 30 seconds West a distance of 190.50 ft. to an iron pin and cap set
- 3) North 14° 08 minutes 12 seconds West, passing an iron pin and cap set at 311.24 ft., a total distance of 335.56 ft. returning to **The True Point Beginning** containing **1.5000 acres** more or less.

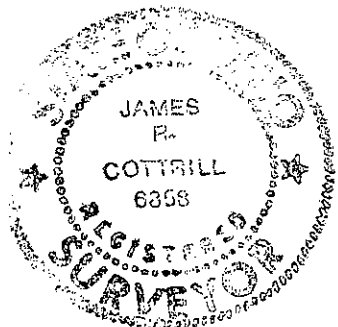
With the benefit of a 20 ft. Drainage Easements as shown on the plat accompanying this legal description.

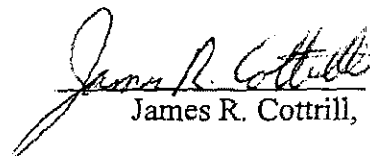
Bearings are based on the centerline of Josiah Morris Road (North 80° 01 minutes 30 seconds East) as described in Official Record 260 page 1435.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 7, 2011 by James R. Cottrill registration #6858. (Job #S111007-1.5000AC)




James R. Cottrill,

1.5001 Acre Tract
Surveyed for Max Phillips

The following described 1.5001 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5606, being part of a 97.1089 acre tract conveyed to Max H. Phillips, Et al by Official Record 260 page 1435, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of State Route 38 with the centerline of Josiah Morris Road (County Road 126) (45 ft. right-of-way);

Thence, with the centerline of said Josiah Morris Road, the following two courses:

- 1) North 86° 36 minutes 15 seconds East a distance of 967.20 ft. to a 3/4 inch diameter iron pin found (8 in. deep) at the northwest corner of said 97.1089 acre tract and also being the northeast corner of a 119.13 acre tract conveyed to Roger L. Straley Farms, LLC by Official Record 236 page 2108
- 2) North 80° 01 minutes 30 seconds East a distance of 1899.40 ft. to a mag nail set at **The True Point of Beginning;**

Thence, continuing with the centerline of Josiah Morris Road, North 80° 01 minutes 30 seconds East a distance of 200.00 ft. to a mag nail set;

Thence, across said 97.1089 acre tract the following 3 new courses:

- 1) South 14° 08 minutes 12 seconds East, passing an iron pin and cap set at 24.31 ft., a total distance of 335.56 ft. to an iron pin and cap set
- 2) South 80° 01 minutes 30 seconds West a distance of 190.50 ft. to an iron pin and cap set
- 3) North 15° 45 minutes 03 seconds West, passing an iron pin and cap set at 315.55 ft., a total distance of 336.38 ft. returning to **The True Point Beginning** containing **1.5001 acres** more or less.

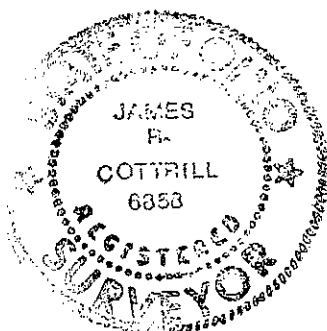
With the benefit of a 20 ft. Drainage Easements as shown on the plat accompanying this legal description.

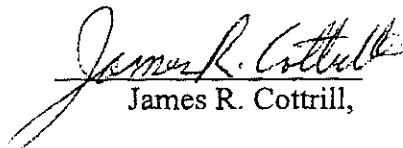
Bearings are based on the centerline of Josiah Morris Road (North 80° 01 minutes 30 seconds East) as described in Official Record 260 page 1435.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 7, 2011 by James R. Cottrill registration #6858. (Job #S111007-1.5001AC)




James R. Cottrill,

1.8053 Acre Tract
Surveyed for Max Phillips

The following described 1.8053 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5606, being part of a 97.1089 acre tract conveyed to Max H. Phillips, Et al by Official Record 260 page 1435, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of State Route 38 with the centerline of Josiah Morris Road (County Road 126) (45 ft. right-of-way);

Thence, with the centerline of said Josiah Morris Road, the following two courses:

- 1) North 86° 36 minutes 15 seconds East a distance of 967.20 ft. to a 3/4 inch diameter iron pin found (8 in. deep) at the northwest corner of said 97.1089 acre tract and also being the northeast corner of a 119.13 acre tract conveyed to Roger L. Straley Farms, LLC by Official Record 236 page 2108
- 2) North 80° 01 minutes 30 seconds East a distance of 300.00 ft. to a mag nail set at **The True Point of Beginning;**

Thence, continuing with the centerline of Josiah Morris Road, North 80° 01 minutes 30 seconds East a distance of 210.00 ft. to a mag nail set;

Thence, across said 97.1089 acre tract the following 3 new courses:

- 1) South 04° 07 minutes 19 seconds East, passing an iron pin and cap set at 16.99 ft., a total distance of 385.11 ft. to an iron pin and cap set
- 2) South 84° 45 minutes 56 seconds West a distance of 208.95 ft. to an iron pin and cap set
- 3) North 04° 07 minutes 18 seconds West, passing an iron pin and cap set at 351.56 ft., a total distance of 367.75 ft. returning to **The True Point Beginning** containing **1.8053 acres** more or less.

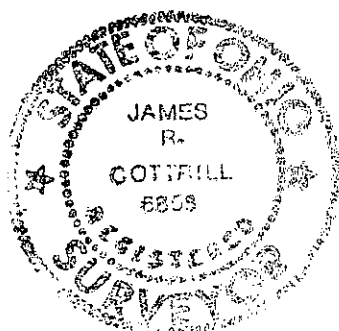
With the benefit of a 20 ft. Drainage Easements as shown on the plat accompanying this legal description.

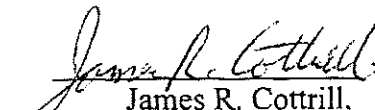
Bearings are based on the centerline of Josiah Morris Road (North 80° 01 minutes 30 seconds East) as described in Official Record 260 page 1435.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 7, 2011 by James R. Cottrill registration #6858. (Job #S111007-1.8053AC)




James R. Cottrill,

1.8976 Acre Tract
Surveyed for Max Phillips

The following described 1.8976 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5606, being part of a 97.1089 acre tract conveyed to Max H. Phillips, Et al by Official Record 260 page 1435, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of State Route 38 with the centerline of Josiah Morris Road (County Road 126) (45 ft. right-of-way);

Thence, with the centerline of said Josiah Morris Road, North $86^{\circ} 36$ minutes 15 seconds East a distance of 967.20 ft. to a 3/4 inch diameter iron pin found (8 in. deep) at the northwest corner of said 97.1089 acre tract and also being the northeast corner of a 119.13 acre tract conveyed to Roger L. Straley Farms, LLC by Official Record 236 page 2108, and **The True Point of Beginning;**

Thence, continuing with the centerline of Josiah Morris Road, North $80^{\circ} 01$ minutes 30 seconds East a distance of 300.00 ft. to a mag nail set;

Thence, across said 97.1089 acre tract the following 2 new courses:

- 1) South $04^{\circ} 07$ minutes 18 seconds East, passing an iron pin and cap set at 16.20 ft., a total distance of 367.75 ft. to an iron pin and cap set
- 2) South $84^{\circ} 45$ minutes 56 seconds West a distance of 162.06 ft. to an iron pin and cap set in the east line of said 119.13 acre tract

Thence, with the east line of said 119.13 acre tract, North $25^{\circ} 57$ minutes 54 seconds West, passing an iron pin and cap set at 350.83 ft., a total distance of 366.63 ft. returning to **The True Point Beginning** containing **1.8976 acres** more or less.

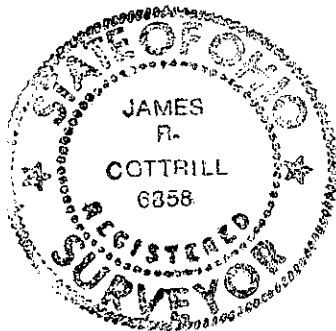
Subject to and with the benefit of a 20 ft. Drainage Easements as shown on the plat accompanying this legal description.


Bearings are based on the centerline of Josiah Morris Road (North $80^{\circ} 01$ minutes 30 seconds East) as described in Official Record 260 page 1435.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 7, 2011 by James R. Cottrill registration #6858. (Job #S111007-18976AC) revised 11/15/11




James R. Cottrill,