



**1.8443 Acre Tract  
Surveyed for Jim Hirth**

The following described 1.8443 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 7625, being part of a 3.0276 acre tract conveyed to James E. Hirth by Official Record ~~283~~ page 969, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Moorman Road (County Road 69)(45 ft. right-of-way) said mag nail is at the northeast corner of said 3.0276 acre tract and the northwest corner of a 1.1869 acre tract also conveyed to James E. Hirth by Official Record ~~283~~ page 971;

Thence, with the centerline of said Moorman Road, South 63° 08 minutes 36 seconds West a distance of 30.00 ft. to a mag nail set at **The True Point of Beginning**;

Thence, with a new line across said 3.0276 acre tract, **South 27° 00 minutes 40 seconds East**, passing an iron pin and cap set at 22.50 ft., a total distance of **401.70 ft.** to an iron pin and cap set, buried 24 in. in the line of a 302.5919 acre tract conveyed to Harry G. Hirth by Official Record 215 page 1232;

Thence, with said 302.5919 acre tract the following 2 courses:

- 1) **South 63° 08 minutes 36 seconds West**, a distance of **200.00 ft.** to an iron pin and cap set buried 24 in.
- 2) **North 27° 00 minutes 40 seconds West**, passing an iron pin and cap set at 379.20 ft. a total distance of **401.70 ft.** to a mag nail set in the centerline of said Moorman Road;

Thence, with the centerline of said Moorman Road, **North 63° 08 minutes 36 seconds East** a distance of **200.00 ft.** returning to **The True Point Beginning** containing **1.8443 Acres** more or less.

With the benefit of a 40 ft. Drainage Easement, said Drainage Easement is tangent to and 40 ft. north of the south line and extends from east to east line of a 2.3702 acre tract conveyed to James E. Hirth by Official Record \_\_\_\_\_ page \_\_\_\_\_, and is clearly shown on plat accompanying this legal description.

Also with the benefit of the following described 60' Drainage Easement:

Beginning at an iron pin and cap set at the southeast corner of said 2.3702 acre tract and corner to a 388.8151 acre tract conveyed to Roy A. Hirth by Deed Book 289 page 600,  
Thence, with the east line of said 2.3702 acre tract, **North 27° 00 min. 40 seconds West** a distance of 60.03 feet;

Thence, across said 388.8151 acre tract the following three courses:

- 1) **North 61° 17 minutes 00 seconds East** a distance of 934.83 ft. to a point in the centerline of an open ditch
- 2) **South 30° 51 minutes 33 seconds East** with the centerline of said open ditch a distance of 60.04 ft.
- 3) **South 61° 17 min. 00 seconds West** a distance of 938.87 feet distance of 72.20 ft. returning to the point beginning.

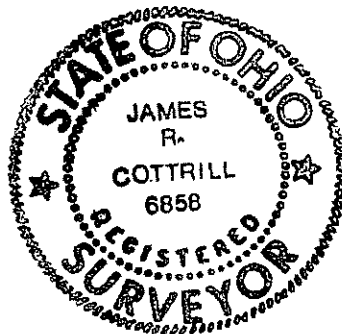
Bearings are based on a GPS observation on August 8, 2012, WGS 1984 Geodetic North.

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

This description is based on a field survey performed, 2012 by James R. Cottrill registration #6858. (Job #S120707-1.8443AC) (revised November 2, 2012)

  
James R. Cottrill, PS





**2.3702 Acre Tract  
Surveyed for Jim Hirth**

The following described 2.3702 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 7625, being all of a 1.1869 acre tract and part of a 3.0276 acre tract conveyed to James E. Hirth by Official Record 283 page 971, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Moorman Road (County Road 69)(45 ft. right-of-way) said mag nail is at the northwest corner of said 1.1869 acre tract and the northeast corner of said 3.0276 acre tract;

Thence, with the centerline of said Moorman Road, **North 63° 08 minutes 36 seconds East** a distance of **170.00 ft.** to a mag nail set corner to a 388.8151 acre tract conveyed to Roy A. Hirth by Deed Book 289 page 600;

Thence, with said 388.8151 acre tract the following three courses:

- 1) **South 83° 12 minutes 51 seconds East**, passing an iron pin and cap set at 35.73 ft., a total distance of **72.20 ft.** to an iron pin and cap set
- 2) **South 27° 00 minutes 40 seconds East** a distance of **190.00 ft.** to an iron pin and cap set corner to said 3.0276 acre tract
- 3) **South 27° 00 minutes 40 seconds East** a distance of **171.70 ft.** to an iron pin and cap set, buried 24 in., corner to a 302.5919 acre tract conveyed to Harry G. Hirth by Official Record 215 page 1232;

Thence, with said 302.5919 acre tract, **South 63° 08 minutes 36 seconds West** a distance of **260.00 ft.** to an iron pin and cap set, buried 24 in.;

Thence, with a new line across said 3.0276 acre tract, **North 27° 00 minutes 40 seconds West**, passing an iron pin and cap set at 379.20 ft., a total distance of **401.70 ft.** to a mag nail set in the centerline of said Moorman Road;

Thence, with the centerline of said Moorman Road, **North 63° 08 minutes 36 seconds East** a distance of **30.00 ft.** returning to the point beginning containing **2.3702 Acres** more or less, of which 1.1869 acres more or less is all of said 1.1869 acre tract and 1.1833 acres more or less is part of said 3.0276 acre tract.

With the benefit of the following described Ingress Egress Easement:

Beginning at a mag nail set in the centerline of said Moorman Road, at the northernmost corner of the hereinabove described 2.3702 acre tract;

Thence, with the northwest line of said 388.8151 acre tract **North 63° 08 minutes 36 seconds East** a distance of 60.00 ft. to a 5/8 inch diameter rebar set over an iron pin found at the at the point of intersection of said Road and corner to a 337.657 acre tract conveyed to Realand Farms LTD by Deed Book 258 page 22;

Thence, across said 388.8151 acre tract, **South 27° 00 min. 40 seconds East** a distance of 40.00 feet to an iron pin and cap set at the Northeast corner of said 2.3702 acre tract;

Thence, with the north line of said 2.3702 acre tract, **North 83° 12 min. 51 seconds West**, passing an iron pin and cap set at 36.47 feet, a total distance of 72.20 feet returning to the point of beginning of said easement.

With the benefit of the following described Drainage Easement:

Beginning at a mag nail set in the centerline of said Moorman Road, at the northernmost corner of the hereinabove described 2.3702 acre tract; thence, with the northwest line of said 388.8151 acre tract the following 2 courses:

- 1) **North 63° 08 minutes 36 seconds East** a distance of 60.00 ft. to a 5/8 inch diameter rebar set over an iron pin found at the at the point of intersection of said Road and corner to a 337.657 acre tract conveyed to Realand Farms LTD by Deed Book 258 page 22
- 2) **North 63° 04 minutes 57 seconds East** a distance of 945.21 ft. to a point in the centerline of an open ditch

Thence, across said 388.8151 acre tract the following 3 courses:

- 1) **South 17° 37 minutes 29 seconds East** with the centerline of said open ditch a distance of 138.56 ft.

2) continuing with the centerline of said ditch, South 30° 51 minutes 33 seconds East a distance of 236.03 ft.

3) South 61° 17 minutes 00 seconds West a distance of 938.87 ft. to an iron pin and cap set at the southeast corner of said 2.3702 acre tract;

Thence with said 2.3702 acre tract the following 2 courses:

1) North 27° 00 minutes 40 seconds West a distance of 361.70 ft. to an iron pin and cap set

2) North 83° 12 minutes 51 seconds West, passing an iron pin and cap set at 36.47 ft., a total distance of 72.20 ft. returning to the point beginning.

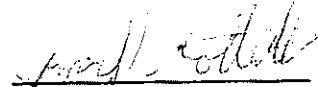
Subject to a 40 ft. Drainage Easement, said Drainage Easement is tangent to and 40 ft. north of the south line and extends from the west to east line of the here in above described 2.3702 acre tract;

Bearings are based on a GPS observation on August 8, 2012, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed, 2012 by James R. Cottrill registration #6858. (Job #S120707-2.3702AC) (revised November 2, 2012)

  
James R. Cottrill, PS

