

BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/18/13  
WGS 1984 GEODETIC NORTH.

STATE ROUTE 323 (60'R/W)

1.0002 ACRES

TPOB

N:632918.72  
E:1691440.52  
POINT OF  
COMMENCEMENT

LINE	BEARING	DISTANCE
L1	S 22°45'32" E	33.05'
L2	S 22°45'32" E	54.41'
L3	S 03°03'10" W	100.33'
L4	S 71°02'24" W	52.47'
L5	N 87°57'00" W	66.33'
L6	N 02°15'53" E	20.00'
L7	S 87°57'00" E	62.55'
L8	N 71°02'24" E	35.28'
L9	N 03°03'10" E	82.26'
L10	N 22°45'32" W	59.07'
L11	S 87°57'00" E	22.03'
L12	S 03°03'10" W	59.49'
L13	S 73°10'15" E	105.51'
L14	S 16°49'45" W	10.00'
L15	N 73°10'15" W	103.06'
L16	N 03°03'10" E	10.30'

PRAIRIE ROAD (CR 77)(50'R/W)

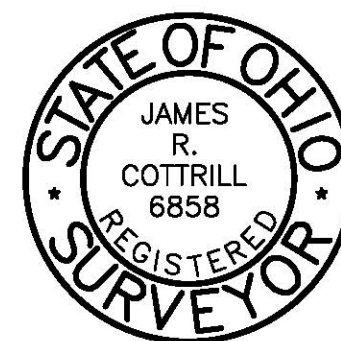
### LEGEND

- △ CENTERLINE R/W MONUMENT (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

DEED REFERENCE  
**TRUPOINTE COOPERATIVE, INC.**  
**OR 262 P 2645**  
**10.20922 ACRES**

RI BAKER PLAT (67-01) ON FILE IN TAX MAP ROOM  
LEGAL DESCRIPTION WAS NOT RECORDED ACCORDING TO GIS



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

DATE: \_\_\_\_\_

**COTTRILL SURVEYING, L.L.C.**

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

**1.0002± ACRES, VMS 7263 & 7799,  
RANGE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR TRUPOINTE CO-OP, INC.**

DATE DRAWN:  
6/21/13  
JOB #S130609  
F. B. #

SCALE : 1" = 50'  
50' 25' 0 50'

CREW: MW  
DWN. BY: RC  
CK. BY:

The following described 1.0002 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7263 and 7799, and being part of a 10.20922 acre tract conveyed to Trupointe Cooperative, Inc. by Official Record 262 page 2645, and being more particularly described as follows:

Commencing at a centerline right-of-way monument box found at the centerline intersection of State Route 323 (60 feet right-of-way) with the centerline of Paris Road (County Road 77)(50 feet right-of-way) said monument box is at the northeast corner of said 10.20922 acre tract;

Thence, with the centerline of said State Route 323, North 87° 57' 00" West a distance of 351.13 feet to a mag nail set in said centerline at **The True Point of Beginning**;

Thence, across said 10.20922 acre tract the following five new courses:

- 1) **South 22° 45' 32" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **87.46 feet** to an iron pin and cap set
- 2) **South 03° 03' 10" West** a distance of **100.33 feet** to an iron pin and cap set
- 3) **South 71° 02' 24" West** a distance of **52.47 feet** to an iron pin and cap set
- 4) **North 87° 57' 00" West** a distance of **179.00 feet** to an iron pin and cap set
- 5) **North 02° 02' 43" East**, passing an iron pin and cap set at 163.51 feet, a total distance of **198.51 feet** to a mag nail set in the centerline of said State Route 323;

Thence, with the centerline of said State Route 323, **South 87° 57' 00" East** a distance of **193.07 feet** returning to the true point of beginning containing **1.0002 Acres** more or less.

Subject to a 20 feet Ingress/Egress Easement described as follows: commencing at a mag nail set in the centerline of State Route 323 the northeast corner of the hereinabove described 1.0002 acre tract, thence, South 22° 45' 32" East a distance of 33.05 feet to the south right-of-way line of said State Route 323 and **The True Point of Beginning** of said easement, thence, with said 1.0002 acre tract the following 4 courses: 1) South 22° 45' 32" East a distance of 54.41 feet to an iron pin and cap set, 2) South 03° 03' 10" West a distance of 100.33 feet to an iron pin and cap set, 3) South 71° 02' 24" West a distance of 52.47 feet to an iron pin and cap set, 4) North 87° 57' 00" West a distance of 66.33 feet; thence, across said 1.0002 acre tract the following six new courses: 1) North 02° 15' 53" East a distance of 20.00 feet, 2) South 87° 57' 00" East a distance of 62.55 feet, 3) North 71° 02' 24" East a distance of 35.28 feet, 4) North 03° 03' 10" East a distance of 82.26 feet, 5) North 22° 45' 32" West a distance of 59.07 feet to a point in the south right-of-way line of said State Route 323 6) South 87° 57' 00" East, with said right-of-way line, a distance of 22.03 feet returning to **The True Point of Beginning**, said easement more clearly shown on plat accompanying this legal description.

With the benefit of a 10 feet Electrical Easement, said easement is described as follows: commencing at a mag nail set in the centerline of State Route 323 and the northeast corner of the hereinabove described 1.0002 acre tract, thence, with said 1.0002 acre tract, South 22° 45' 32" East a distance of 87.46 feet to an iron pin and cap set, South 03° 03' 10" East a distance of 59.49 feet to **The True Point of Beginning** of said Electrical Easement, thence, across said 10.20922 acre tract the following three courses: 1) South 73° 10' 15" East a distance of 105.51 feet, 2) South 16° 49' 45" West a distance of 10.00 feet, 3) North 73° 10' 15" West a distance of

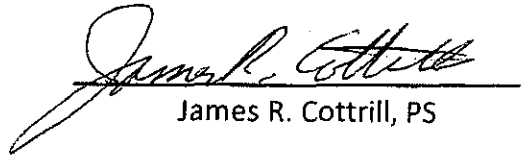
103.06 feet to a point in the east line of said 1.0002 acre tract, thence, with said east line, North 03° 03' 10" East a distance of 10.30 feet returning to **The True Point of Beginning**, said easement is more clearly shown on plat accompanying this legal description.

Bearings are bases on a GPS observation on June 18, 2013, 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 June 21, 2013 by James R. Cottrill registration #6858. (Job #S130609-1-0002AC)

  
James R. Cottrill, PS

