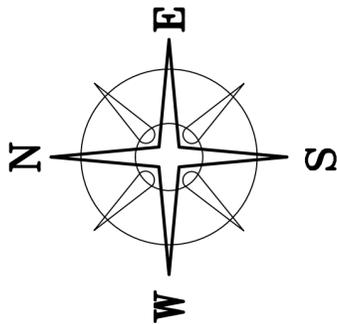


BEARINGS BASED ON A GPS OBSERVATION ON 4/20/15
WGS 1984 GEODETIC NORTH

FRED T BROWN
DB 284 P 192
47.256 ACRES



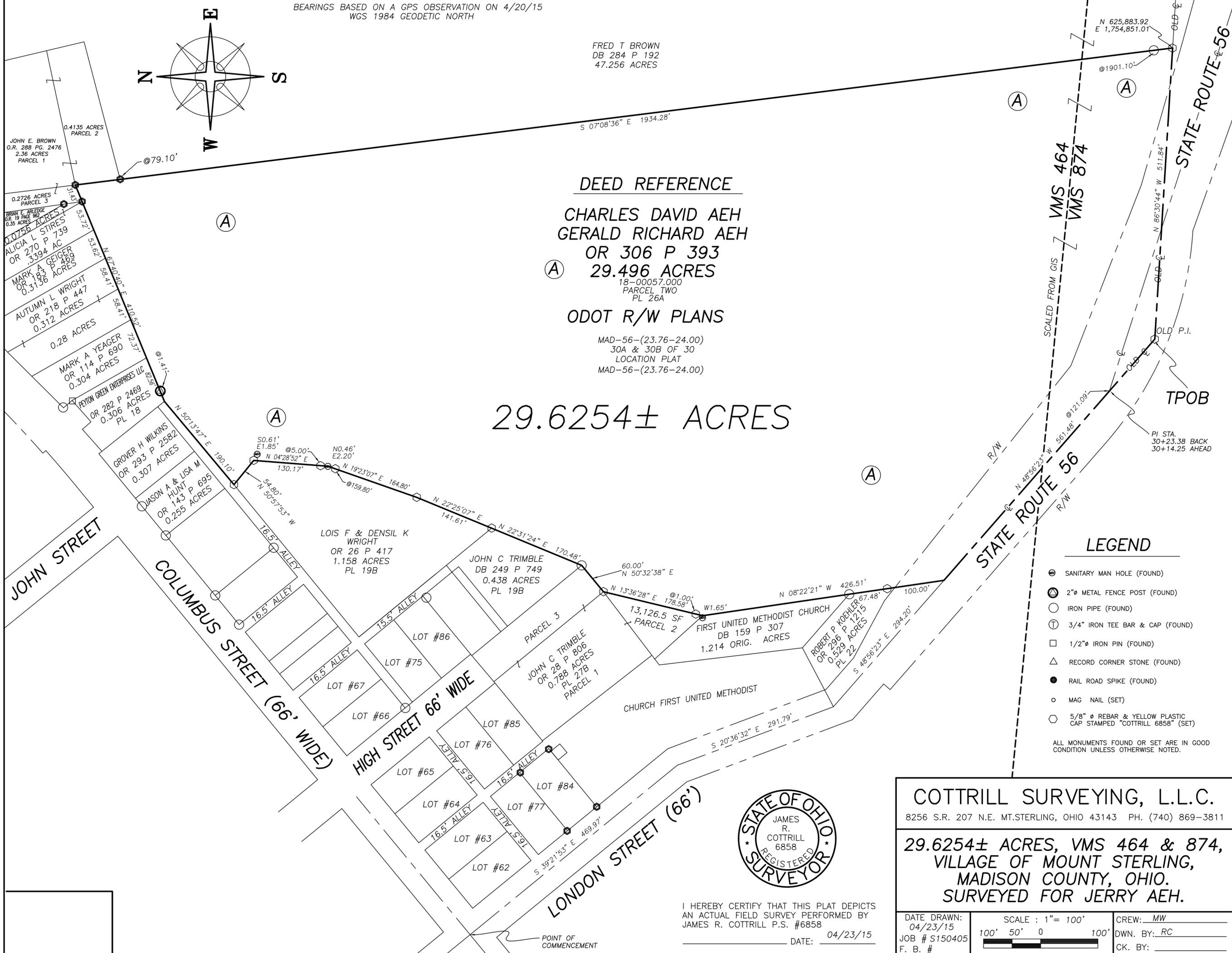
DEED REFERENCE

CHARLES DAVID AEH
GERALD RICHARD AEH
OR 306 P 393
29.496 ACRES

ODOT R/W PLANS

MAD-56-(23.76-24.00)
30A & 30B OF 30
LOCATION PLAT
MAD-56-(23.76-24.00)

29.6254± ACRES



LEGEND

- ⊙ SANITARY MAN HOLE (FOUND)
 - ⊙ 2"⊘ METAL FENCE POST (FOUND)
 - IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - 1/2"⊘ IRON PIN (FOUND)
 - △ RECORD CORNER STONE (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.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 04/23/15

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
**29.6254± ACRES, VMS 464 & 874,
VILLAGE OF MOUNT STERLING,
MADISON COUNTY, OHIO.
SURVEYED FOR JERRY AEH.**

DATE DRAWN: 04/23/15	SCALE : 1" = 100'	CREW: MW
JOB # S150405	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

29.6254 Acre Tract Surveyed for Jerry Aeh

The following described 29.6254 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464 and 874, being all of a 29.496 acre tract (18-00057.00) conveyed to Charles David Aeh and Gerald Richard Aeh by Official Record 306 page 393, and being more particularly described as follows:

Commencing at the centerline intersection of Columbus Street (66 feet wide) with London Street (State Route 56) (66 feet wide);

Thence, with the centerline of said London Street the following three courses:

- 1) South 39° 21' 53" East a distance of 469.97 feet
- 2) South 20° 36' 32" East a distance of 291.79 feet
- 3) South 48° 56' 23" East a distance of 855.68 feet to an iron pin and cap set at the old PI of said State Route 56/London Street and **The True Point Beginning;**

Thence, with the centerline of said State Route 56/London St., **North 48° 56' 23" West**, passing the new PI at station 30+23.38 back and 30+14.25 ahead at 121.09 feet, a total distance of **561.48 feet** to the southeast corner of a 0.529 acre tract conveyed to Robert P Koehler by Official Record 296 page 1215;

Thence, with the east line of said 0.529 acre tract, **North 08° 22' 21" West**, passing an iron pin and cap set at 100.00 feet, also passing an iron pipe found at the southeast corner of a 1.214 original acre tract conveyed to first United Methodist Church by Deed Book 159 page 307 at 167.48 feet, a total distance of **426.51 feet** to the southeast corner of a 13,126.5 ft.² lot conveyed to John C Trimble by Official Record 28 page 806, from said corner the center of a sanitary manhole is West 1.65 feet;

Thence, with the east line of said 13,126.5 ft.² lot, **North 13° 36' 28" East**, passing an iron pin and cap set at 1.00 feet, a total distance of **178.58 feet** to an iron pin and cap set at the southernmost corner of a 0.249 acre tract and the eastern most corner of a 0.788 acre tract both tracts conveyed to John C Trimble by Official Record 28 page 806;

Thence, with the southeast line of said 0.249 acre tract, **North 50° 32' 38" East** a distance of **60.00 feet** to an iron pipe found at the southernmost corner of a 0.438 acre tract conveyed to John C Trimble by Deed Book 249 page 749;

Thence, with the east line of said 0.438 acre tract, **North 22° 31' 24" East** a distance of **170.48 feet** to an iron pin and cap set at the southernmost corner of a 1.158 acre tract conveyed to Lois F and Densil K Wright by Official Record 26 page 417;

Thence, with said 1.158 acre tract the following four courses:

- 1) **North 22° 25' 07" East** a distance of **141.61 feet** to an iron pin and cap set
- 2) **North 19° 23' 07" East**, passing an iron pin and cap set at 159.80 feet, a total distance of **164.80 feet** to a point, the center of a lid of a sanitary manhole is North 0.46 feet and East 2.20 feet
- 3) **North 04° 28' 52" East**, passing an iron pin and cap set at 5.00 feet, a total distance of **130.17 feet** to an iron pin and cap set, the center of a lid of a sanitary manhole is South 0.61 feet and east 1.85 feet
- 4) **North 50° 57' 53" West** a distance of **54.80 feet** to an iron pin and cap set at the northeast corner of a 16.5 foot alley;

Thence, with the southeast line of a strip of ground (unknown owner) (possibly intended for an alley (width varies), **North 50° 13' 47" East** a distance of **190.10 feet** to the southwest corner of a 0.306 acre tract conveyed to Payton Green Enterprises, LLC by Official Record 282 page 2469;

Thence, with the south line of said 0.306 acre tract, **North 67° 40' 40" East**, passing a 2 inch diameter metal fence post found at 1.41 feet, passing the southwest corner of a 0.304 acre tract conveyed to

Mark A Yeager are by Official Record 114 page 690 at 82.56 feet, passing the southwest corner of a 0.28 acre tract conveyed to Autumn L Wright by Official Record 218 page 447 at 154.93 feet, passing the southwest corner of a 0.312 acre tract conveyed to Autumn L Wright by Official Record 218 page 447 at 213.34 feet, passing the southwest corner of a 0.3136 acre tract conveyed to Mark a Geiger by Official Record 183 page 469 at 271.75 feet, passing the southwest corner of a 0.3394 acre tract conveyed to Alicia L Stires by Official Record 270 page 739 at 325.37 feet, and passing an iron pin and cap previously set at the southernmost corner of a 0.0756 acre tract conveyed to Alicia L Stires by Official Record 270 page 739 and the southwest corner of a 0.2726 acre tract conveyed to John E Brown by Official Record 288 page 2476 at 379.09 feet, a total distance of **410.52 feet** to an iron pin and previously set corner to a 2.36 acre tract and a 0.4135 acre tract both tract conveyed to John E Brown by Official Record 288 page 2476;

Thence, with the west line of said 0.4135 acre tract, **South 07° 08' 36" East**, passing an iron pin and cap previously set at the northwest corner of a 47.256 acre tract conveyed to Fred T Brown by Deed Book 284 page 192 @ 79.10 feet, also passing an iron pipe found at 1901.10 feet, a total distance of **1934.28 feet** to an iron pin and cap set in the old centerline of said State Route 56;

Thence, with the old centerline of said State Route 56, **North 86° 30' 44" West** a distance of **511.84 feet** returning to **The True Point of Beginning** containing **29.6254 Acres** more or less.

Bearings are bases on a GPS observation on April 20, 2015, 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 May 1, 2015 by James R. Cottrill registration #6858. (Job #S150405-29-6254AC)

James R. Cottrill, PS