

ROBERTS MILL ROAD
(UNKNOWN R/W) (TR 96)

OLD XENIA ROAD

TPOB
(UNKNOWN R/W) (CR 12)

N=672914.19'
E=1689893.30'

POINT OF COMMENCEMENT

POINT OF BEGINNING FOR 10' DRAINAGE EASEMENT

PAINT TOWNSHIP TRUSTEES CEMETERY
DB 57 P 386
1 ACRES

PAINT TOWNSHIP TRUSTEES CEMETERY
DB 59 P 132
1.004 ACRES

DEED REFERENCE

ALINWOOD FARMS
DEED BOOK 250 PAGE 362
211.979 ACRES/ PARCEL 1
PARCEL #14-00003.000

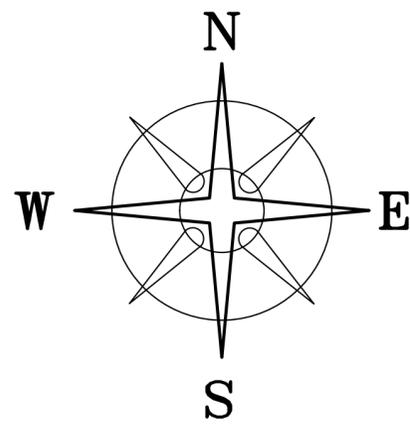
9.8411± ACRES

BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/22/15
WGS 1984 GEODETIC NORTH.

LEGEND

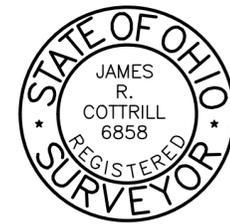
- ⊗ DOUBLE ANGLE IRON FENCE POST (FOUND)
- MAG NAIL (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



PAINT TOWNSHIP TRUSTEES CEMETERY
DB 37 P 527
7.244 ACRES

PAINT TOWNSHIP TRUSTEES CEMETERY
DB 145 P 163
2.46 ACRES



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

DATE: 06/15/15

REVISED 06/15/15 DRAINAGE EASEMENT

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

9.8411± ACRES, VMS 4387,
PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ALINWOOD FARMS

DATE DRAWN:	SCALE : 1" = 100'	CREW: MW
JOB # S150104	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

9.8411 Acre Tract *Surveyed for Alinwood Farms*

The following described 9.8411 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, and being part of a 211.979 acre tract (Parcel #1400003.000) conveyed to Alinwood Farms by Deed Book 250 page 362, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12) (right-of-way width unknown) with Roberts Mill Road (Township Road 96) (right-of-way width unknown);

Thence, with the centerline of said Old Xenia Road, North 81° 07' 43" East a distance of 718.83 feet to a mag nail set at an angle point in said centerline at **The True Point of Beginning**;

Thence, continuing with the centerline of said Old Xenia Road, **North 83° 45' 34" East** a distance of **588.39 feet** to a mag nail set at the northwest corner of a 0.51 acre tract conveyed to Paint Township Trustees Cemetery by Deed Book 37 page 404;

Thence, with the west line of said 0.51 acre tract, **South 05° 02' 38" West**, passing an iron pin and cap set at 20.00 feet, also passing and double angle iron fence post found at 24.06 feet, a total distance of **778.14 feet** to an iron pin and cap set in the line of a 7.244 acre tract conveyed to Paint Township Trustees Cemetery by Deed Book 37 page 527;

Thence, with said 7.244 acre tract the following three courses:

- 1) **North 80° 12' 22" West** a distance of **79.20 feet** to an iron pin and cap set
- 2) **South 07° 19' 57" West** a distance of **208.78 feet** to a double angle iron fence post found
- 3) **North 70° 52' 07" West** a distance of **250.89 feet** to a double angle iron fence post found corner to said 7.244 acre tract and said 211.979 acre tract;

Thence, across said 211.979 acre tract the following two new courses:

- 1) **North 21° 35' 25" West** a distance of **498.21 feet** to an iron pin and cap set
- 2) **North 01° 21' 56" East**, passing an iron pin and cap set at 330.18 feet, a total distance of **359.38 feet** returning to **The True Point of Beginning** containing **9.8411 Acres** more or less.

Subject to a 10 feet Drainage Easement extending across the hereinabove described 9.8411 acre tract and extends from the south right-of-way line of said Old Xenia Road to a southern line of the said 9.8411 acre tract and is 5 feet left and right of the following describe centerline: beginning at a point in the southern line of said Old Xenia Road, said point is South 06° 14' 26" East 25.00 feet and South 83° 45' 34" West a distance of 161.47 feet from a mag nail set at the northeast corner of said 9.8411 acre tract; thence across said 211.979 acre tract the following five courses:

- 1) South 03° 28' 24" East a distance of 112.56 feet
- 2) South 30° 07' 37" East a distance of 158.72 feet
- 3) South 16° 45' 34" East a distance of 42.04 feet
- 4) South 02° 02' 23" West a distance of 81.31 feet
- 5) South 05° 07' 40" West a distance of 358.57 feet to a point in a southern line of said 9.8411 acre tract, said point being 26.10 feet west of a southeast corner of said tract and the southern terminus of said 10 feet drainage easement

The hereinabove described 10 feet drainage easement is more particularly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on January 22, 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 June 12, 2015 by James R. Cottrill registration #6858. (Job #S150104-9-8411AC) revised 6/12/15

James R. Cottrill, PS