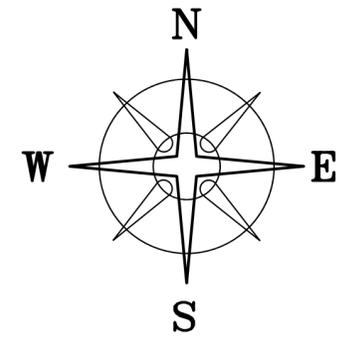


BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/25/16
WGS 1984 GEODETIC NORTH.



NOTE

VMS AND TOWNSHIP LINES
ARE SCALED FROM TAX MAP

DEED REFERENCE

WAYNE R & JEANNE SNYDER
OR 251 PG 98
Ⓐ 130.74 ORIGINAL ACRES

25.75 ACRES DEERCREEK TOWNSHIP
05-00353.000

88.93 ACRES UNION TOWNSHIP
29-00593.000

LEGEND

- ⊠ MADISON COUNTY MONUMENT 05-036 (FOUND)
- ⊞ MONUMENT BOX (FOUND)
- 4" CONCRETE FENCE POST (FOUND)
- ☆ RECORDED CORNER STONE (FOUND)
- △ TOWNSHIP STONE (FOUND)
- ⊙ 1"Ø CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- ⊙ IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⊞ MAG NAIL (SET) OVER PK (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



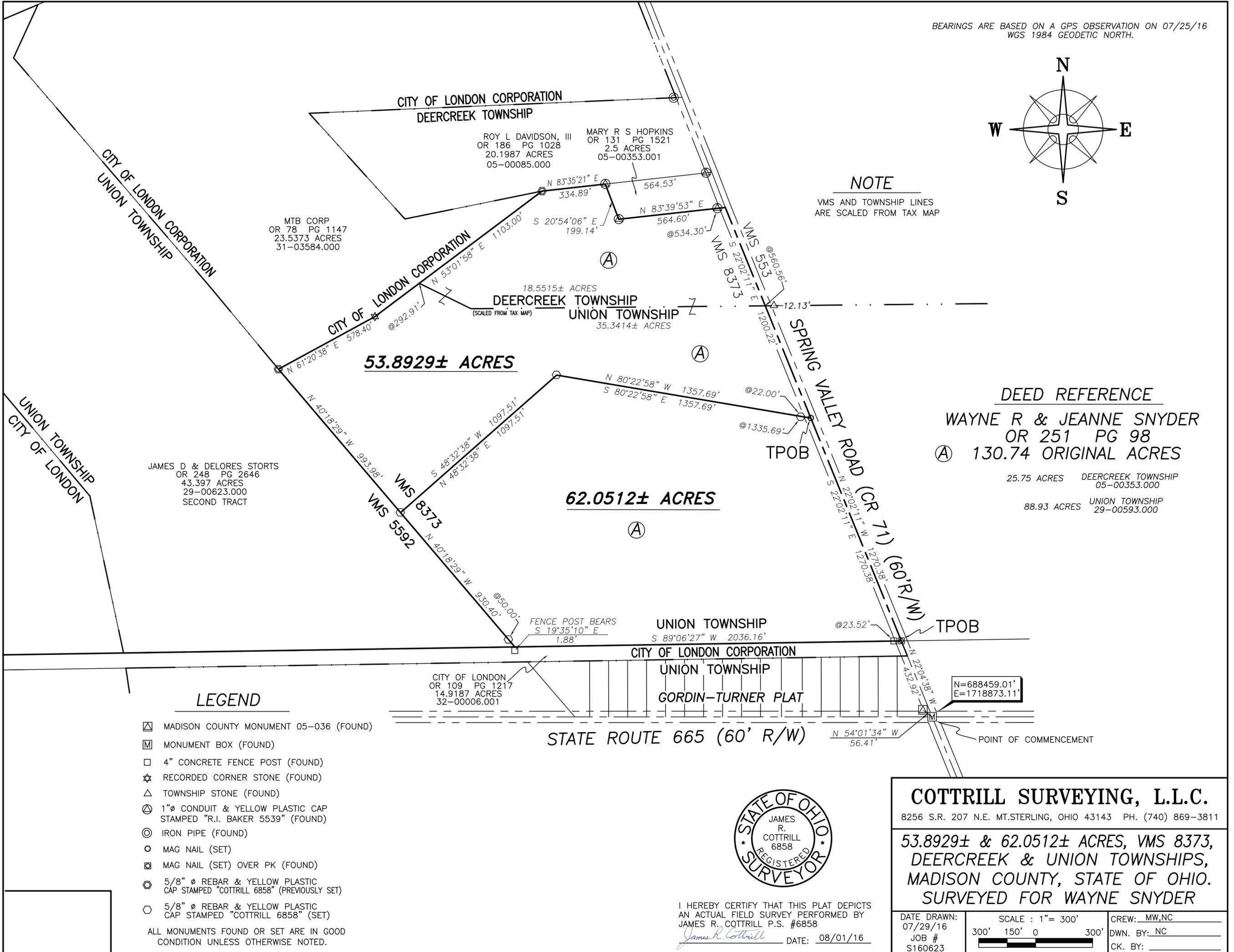
I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 08/01/16

COTTRILL SURVEYING, L.L.C.

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

**53.8929± & 62.0512± ACRES, VMS 8373,
DEERCREEK & UNION TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WAYNE SNYDER**

DATE DRAWN: 07/29/16	SCALE : 1" = 300' 300' 150' 0 300'	CREW: MW, NC
JOB # S160623		DWN. BY: NC
		CK. BY:



COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

53.8929 Acre Tract Surveyed for Wayne Snyder

The following described 53.8929 acre tract is situated in the State of Ohio, Madison County, Deercreek and Union Townships, VMS 8373, and being part of the original 130.74 acre tract (88.93 acre tract 29-00593.000) and (25.75 acre tract (05-00353.000) conveyed to Wayne R. and Jeanne Snyder by Official Record 251 page 98, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 665 (60 feet right-of-way) and Spring Valley Road (County Road 71) (60 feet right-of-way);

Thence, with the centerline of Spring Valley Road with the following two courses:

- 1) North 22° 04' 38" West a distance of 432.92 feet to a mag nail set over a PK nail found;
- 2) North 22° 02' 11" West a distance of 1270.38 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 88.93 acre tract with the following two new courses:

- 1) **North 80° 22' 58" West**, passing an iron pin and cap set at 22.00 feet, a total distance of **1357.69 feet** to an iron pin and cap set;
- 2) **South 48° 32' 38" West** a distance of **1097.51 feet** to an iron pin and cap set in the east line of a 43.397 acre tract conveyed to James D. and Delores Storts by Official Record 248 page 2646, also being in the line between VMS 8373 and 5592;

Thence, with the east line of said 43.397 acre tract and said VMS line, **North 40° 18' 29" West**, a distance of **993.98 feet** to an iron pin and cap previously set at the southernmost corner of a 23.5373 acre tract conveyed to MTB Corp by Official Record 78 page 1147, said iron pin also being in the line between Union Township in the City of London Corporation;

Thence, with the south line of said 23.5373 acre tract in the south line of the City of London Corporation with the following two courses:

- 1) **North 61° 20' 38" East** a distance of **578.40 feet** to a stone found;
- 2) **North 53° 01' 58" East**, passing a point at the line between Union Township and Deercreek Township at 292.91 feet, a total distance of **1103.00 feet** to an iron pin and cap previously set in the south line of a 20.1987 acre tract conveyed to Roy L. Davidson, III by Official Record 186 page 1028;

Thence, with the south line of said 20.1987 acre tract, **North 83° 35' 21" East** a distance of **334.89 feet** to a 1 inch diameter conduit and yellow plastic cap stamped "R.I. Baker 5539" found at the northwest corner of a 2.5 acre tract conveyed to Mary R. S. Hopkins by Official Record 131 page 1521;

Thence, around said 2.5 acre tract with the following two courses:

- 1) **South 20° 54' 06" East** a distance of **199.14 feet** to a 1 inch diameter conduit and yellow plastic cap stamped "R.I. Baker 5539" found;
- 2) **North 83° 39' 53" East**, passing a 1 inch diameter conduit and yellow plastic cap stamped "R.I. Baker 5539" found at 534.30 feet, a total distance of **564.60 feet** to a point in the centerline of Spring Valley Road and in the line between VMS 553 and VMS 8373;

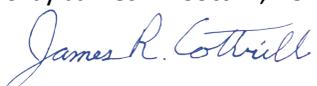
Thence, with the centerline of Spring Valley Road and said VMS line, **South 22° 02' 11" East**, passing a point in the line between Deercreek Township and Union Township at 560.56 feet, a total distance of **1200.22 feet** returning to the **True Point of Beginning** containing **53.8929 acres** more or less, of which 35.3414 acres more or less is in Union Township and 18.5515 acres more or less is in Deercreek Township.

Bearings are based on a GPS observation on July 25, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed July 29, 2016 by James R. Cottrill, PS registration #6858. (Job #S160623-53-8929AC)



James R. Cottrill, PS

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

62.0512 Acre Tract *Surveyed for Wayne Snyder*

The following described 62.0512 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8373, and being part of the original 130.74 acre tract (88.93 acre tract 29-00593.000) conveyed to Wayne R. and Jeanne Snyder by Official Record 251 page 98, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 665 (60 feet right-of-way) and Spring Valley Road (County Road 71) (60 feet right-of-way);

Thence, with the centerline of Spring Valley Road, North 22° 04' 38" West a distance of 432.92 feet to a mag nail set over a PK nail found at the northeast corner of a 14.9187 acre tract conveyed to the City of London by Official Record 109 page 1217, said nail also being in the line between Union Township and the City of London Corporation, and being the **True Point of Beginning**;

Thence, with the north line of said 14.9187 acre tract and said Corporation line, **South 89° 06' 27" West**, passing a 4 inch square concrete fence post at 23.52 feet, a total distance of **2036.16 feet** to a point at the southeast corner of a 43.397 acre tract conveyed to James D. and Delores Storts by Official Record 248 page 2646, also being in the line between VMS 8373 and VMS 5592, from said point a 4 inch square concrete fence post bears South 19° 35' 10" East a distance of 1.88 feet;

Thence, with the east line of said 43.397 acre tract and said VMS line, **North 40° 18' 29" West**, passing an iron pin and cap set at 50.00 feet, a total distance of **930.40 feet** to an iron pin and cap set;

Thence, across said 88.93 acre tract with the following two new courses:

- 1) **North 48° 32' 38" East** a distance of **1097.51 feet** to an iron pin and cap set;
- 2) **South 80° 22' 58" East**, passing an iron pin and cap set at 1335.69 feet, a total distance of **1357.69 feet** to a mag nail set in the centerline of Spring Valley Road and in the line between VMS 553 and VMS 8373;

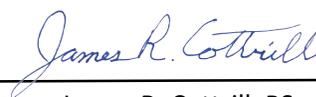
Thence, with the centerline of Spring Valley Road and said VMS line, **South 22° 02' 11" East** a distance of **1270.38 feet** returning to the **True Point of Beginning** containing **62.0512 acres** more or less.

Bearings are based on a GPS observation on July 25, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed July 29, 2016 by James R. Cottrill, PS registration #6858. (Job #S160623-62-0512AC)



James R. Cottrill, PS