

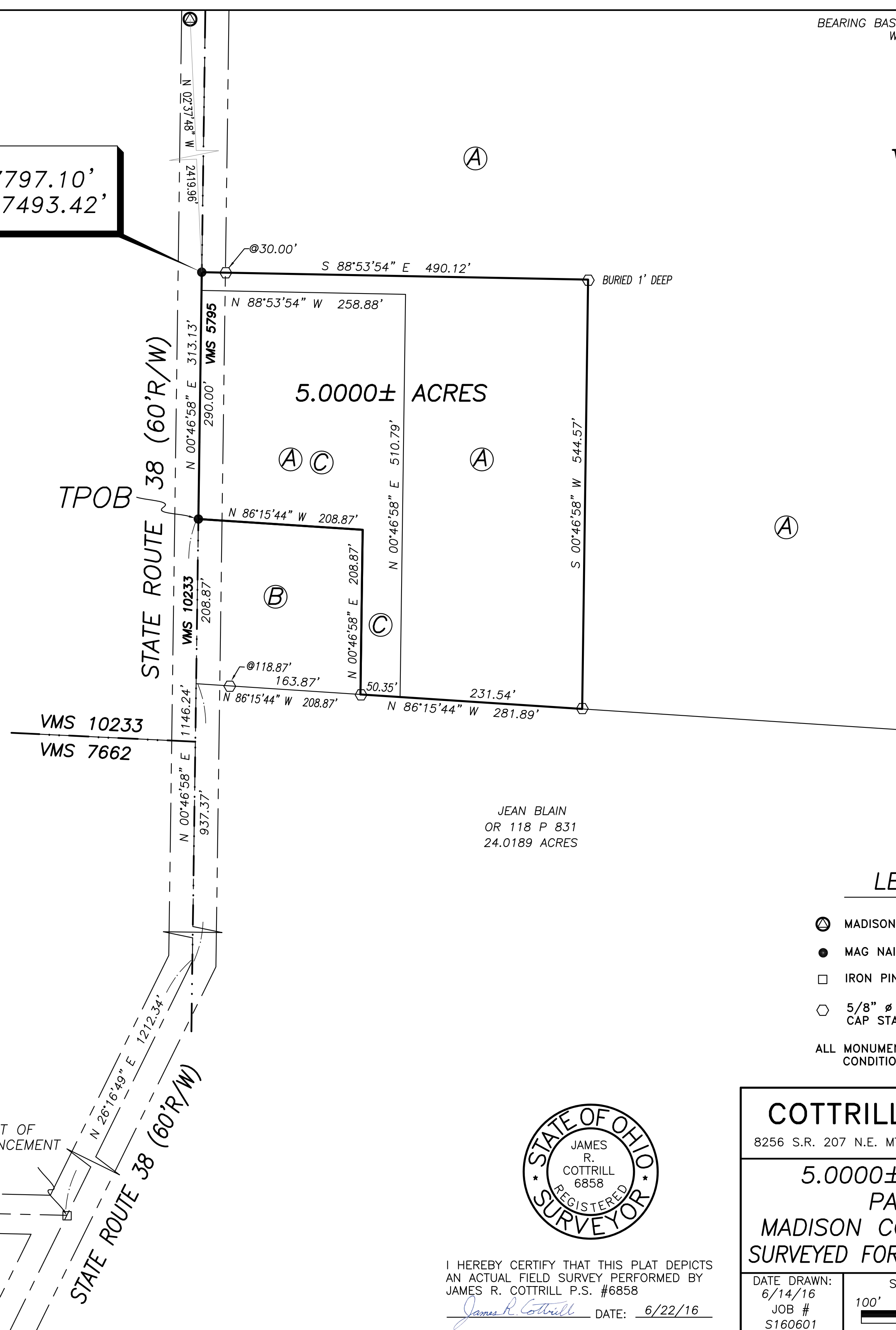
N=667797.10'
E=1697493.42'

NANCY A CLEMMONS
PARCEL 1 - 92.66 ACRES
O.R. 282 PAGE 2093

DEED REFERENCE

NANCY A CLEMMONS
O.R. 282 PAGE 2093

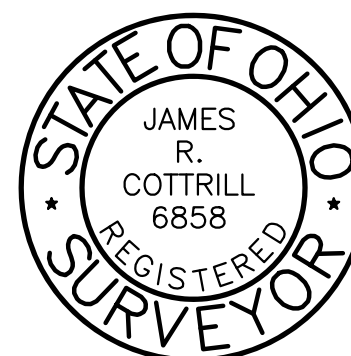
- (A) 85 ORIG. ACRES PARCEL 2
14-00058.000
74.15 ACRES BY TAX DUPLICATE ACRE
- (B) HERITAGE COOPERATIVE INC
OR 279 P 132
1 ACRE
14-00192.000
- (C) HERITAGE COOPERATIVE INC
OR 279 P 132
2 ACRE LEASED AREA



JEAN BLAIN
OR 118 P 831
24.0189 ACRES

LEGEND

- (A) MADISON COUNTY MONUMENT 02-010
 - MAG NAIL (SET)
 - IRON PIN (FOUND)
 - 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: 6/22/16

COTTRILL SURVEYING, LLC

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

**5.0000± ACRES, VMS 5795,
PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HERITAGE COOPERATIVE INC.**

DATE DRAWN: 6/14/16	SCALE : 1" = 100' 100' 50' 0 100'	CREW: MW
JOB # S160601		DWN. BY: NC
		CK. BY:

DRURY ROAD (CR 23) (50'R/W)

POINT OF COMMENCEMENT

STATE ROUTE 38 (60'R/W)

VMS 10233
VMS 7662

STATE ROUTE 38 (60'R/W)

5.0000± ACRES

BURIED 1' DEEP

S 88°53'54" E 490.12'

N 88°53'54" W 258.88'

(A) (C)

(A)

(A)

N 86°15'44" W 208.87'

(B)

(C)

@118.87'
163.87'

N 86°15'44" W 208.87'

N 86°15'44" W 281.89'

N 00°46'58" E 208.87'

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COTTRILL SURVEYING, LLC

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

5.0000 Acre Tract *Surveyed for Heritage Cooperative Inc.*

The following described 5.0000 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 5795, and being part of an original 85 acre tract (14-00058.000) conveyed to Nancy A Clemmons by Official Record 282 page 2093, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Drury Road (County Road 23) (50 feet right-of-way) and State Route 38 (60 feet right-of-way);

Thence, with the centerline of said State Route 38 with the following three courses:

- 1) North 26° 16' 49" East a distance of 1212.34 feet to a point;
- 2) North 00° 46' 58" East, passing a point at the West corner common to a 24.0189 acre tract conveyed to Jean Blain by Official Record 118 page 831 and a 1 acre tract conveyed to Heritage Cooperative Inc. by Official Record 279 page 132 at 937.37 feet, a total distance of 1146.24 feet to a Mag Nail set at the West corner common to said 1 acre tract and said 85 acre tract, and being the **True Point of Beginning**;
- 3) **North 00° 46' 58" East** a distance of **313.13 feet** to a Mag Nail set in the West line of said 85 acre tract;

Thence, across said 85 acre tract with the following two new courses:

- 1) **South 88° 53' 54" East**, passing an iron pin and cap set at 30.00 feet a total distance of **490.12 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **South 00° 46' 58" West** a distance of **544.57 feet** to an iron pin and cap set in the North line of said 24.0189 acre tract;

Thence, with the North line of said 24.0189 acre tract **North 86° 15' 44" West** a distance of **281.89 feet** to a point at the Southeast corner of said 1 acre tract;

Thence, around said 1 acre tract with the following two courses:

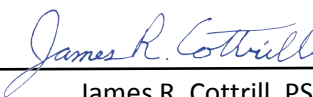
- 1) **North 00° 46' 58" East** a distance of **208.87 feet** to a point;
- 2) **North 86° 15' 44" West** a distance of **208.87 feet** returning to the **True Point of Beginning** containing **5.0000 Acres** more or less.

Bearings are based on a GPS observation on June 10, 2016, 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 June 10, 2016 by James R. Cottrill, PS registration #6858. (Job #S160601-5-0000AC)


James R. Cottrill, PS