

N=667797.10'  
E=1697493.42'

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

NANCY A CLEMMONS  
O.R. 282 PAGE 2093  
85 ORIG. ACRES  
PARCEL 2  
14-00058.000  
73.15 ACRES BY TAX DUPLICATE ACRE

DEED REFERENCE

① HERITAGE COOPERATIVE INC  
OR 279 P 132  
1 ACRE  
14-00192.000

② HERITAGE COOPERATIVE INC  
OR \_\_\_\_\_ P 132 \_\_\_\_\_  
5.0000 ACRE  
(PREVIOUSLY SPILT FROM 14-00058.000)

VMS 10233  
VMS 7662

JEAN BLAIN  
OR 118 P 831  
24.0189 ACRES

LEGEND

- ⊙ MADISON COUNTY MONUMENT 02-010
  - MAG NAIL (SET)
  - IRON PIN (FOUND)
  - ⊕ 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  
*James R. Cottrill* DATE: 6/28/16

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

**6.0000± 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 # S160601A		DWN. BY: NC JRC
		CK. BY:

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

POINT OF COMMENCEMENT

STATE ROUTE 38 (60'R/W)

TPOB

6.0000± ACRES  
ⓑ

1.0000± ACRES  
ⓐ

S 88°53'54" E 490.12'

BURIED 1' DEEP

N 86°15'44" W 208.87'

N 86°15'44" W 490.76'

ⓐ 445.76'

163.87'

ⓐ 281.89'

STATE ROUTE 38 (60'R/W)

N 00°46'58" E 313.13'  
VMS 5795  
313.13'  
N 00°46'58" E 522.00'  
VMS 10233  
208.87'  
N 00°46'58" E 937.37'  
N 00°46'58" E 313.13'  
W 88°17'18" W 2419.96'

## **COTTRILL SURVEYING, LLC**

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

### **6.0000 Acre Tract** *Surveyed for Heritage Cooperative Inc.*

The following described 6.0000 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 5795, and being all of a 1 acre tract (14-00192.000) conveyed to Heritage Cooperative Inc. by Official Record 279 page 132 and all of a 5.0000 acre tract (previously split from 14-00058.000) conveyed to Heritage Cooperative Inc. by Official Record \_\_\_\_ page \_\_\_\_\_, 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 2 courses:

- 1) North 26° 16' 49" East a distance of 1212.34 feet to a point:
- 2) North 00° 46' 58" East a distance of 937.37 feet to a Mag nail set at the west corner common to a 24.0189 acre tract conveyed to Jean Blain by Official Record 118 page 831 and said 1 acre tract, and being the **True Point of Beginning**;

Thence, continuing with said centerline, **North 00° 46' 58" East**, passing the west corner common to said 5.0000 & 1 acre tracts at 208.87 feet, a total distance of **522.00 feet** to a Mag nail found said 5.0000 acer tract and an original 85 acre tract (14-00058.000) conveyed to Nancy A Clemmons by Official Record 282 page 2093;

Thence, with said 5 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;

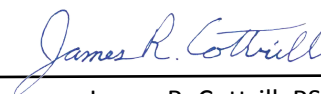
Thence, with the north line of said 24.0189 acre tract **North 86° 15' 44" West**, passing an iron pin and cap previously set at the southwest corner of said 1 acre tract at 281.89 feet, also passing an iron pin and cap previously set at 445.76 feet, a total distance of **490.76 feet** returning to the **True Point of Beginning** containing **6.0000 Acres** more or less of which 1.0000 acres more or less is all of said 1 acre tract and 5.0000 acres more or less is all of said 5.0000 acre tract.

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 #S160601A-6-0000AC)



James R. Cottrill, PS