

MADISON COUNTY INVESTORS INC.
OR 212 PG 402
150.604 ACRES
29-00541.000

134.8216± ACRES

128.4628± ACRES UNION TOWNSHIP
6.3588± ACRES OAKRUN TOWNSHIP

FIFTH THIRD BANK TRUSTEE-HELEN H BERNE
DEED BOOK 285 PAGE 126
624.87 ACRES
29-00216.000
UNION TOWNSHIP

16.8846± ACRES

DEED REFERENCE
JOE & WILLIAM DAN ROBERTS
OR 260 PG 851

- (A) **150 ACRES** 29-00535.000 (UNION TOWNSHIP)
ORIGINAL ACREAGE 128.726 ACRES REMAINING BY TAX DUPLICATE
FIRST TRACT 13-00218.000 (OAK RUN TOWNSHIP)
4.83 ACRES REMAINING BY TAX DUPLICATE
- (B) **16.8969 ACRES** 29-00535.000 (UNION TOWNSHIP)
FIFTH TRACT
- (C) **0.046 ACRES** UNKNOWN PARCEL NUMBER
THIS TRACT HAS BEEN DEEDED TO
JANET L AMLIN BY OR 230 PG 1000
BUT WAS NOT EXCEPTED FROM OR 260 PG 851



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 8/29/16

UNION TOWNSHIP
OAKRUN TOWNSHIP
MEASURED FROM GIS MAP

LEGEND

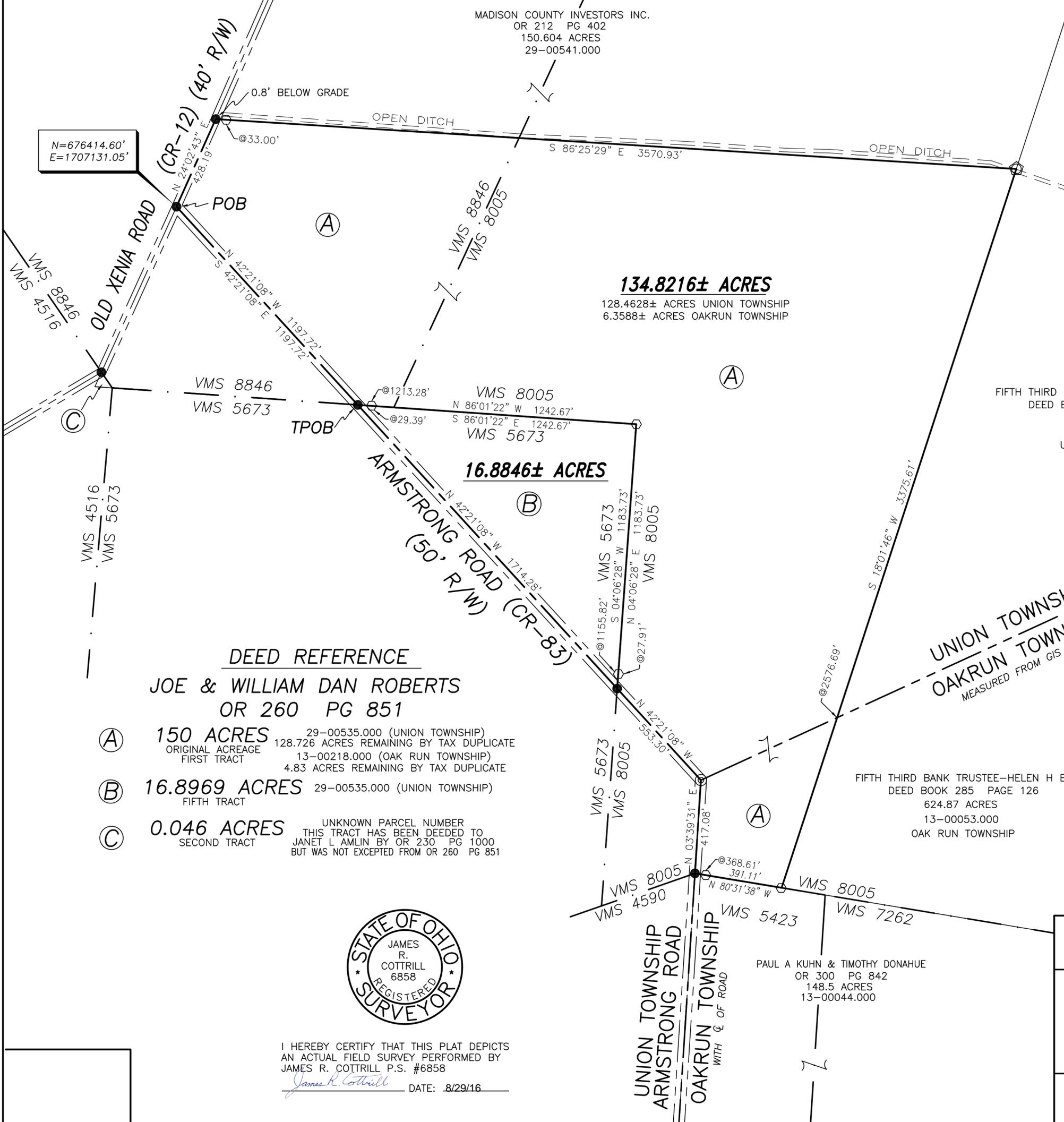
- RAIL ROAD SPIKE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & ORANGE PLASTIC CAP STAMPED "SHARRETT 8019" (FOUND)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

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

134.8216± & 16.8846± ACRES,
VMS 5673, 8005 & 8846,
UNION & OAKRUN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GEOFF SMITH

DATE DRAWN: 08/24/16	SCALE : 1" = 300' 300' 150' 0 300'	CREW: MW
JOB # S160715		DWN. BY: NC
		CK. BY:



COTTRILL SURVEYING, LLC

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

16.8846 Acre Tract *Surveyed for Geoff Smith*

The following described 16.8846 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5673, and being all of a 16.8969 acre tract (29-00535.000) (fifth tract) conveyed to Joe and William Dan Roberts by Official Record 260 page 851, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12) (40 feet right-of-way) and Armstrong Road (County Road 83) (50 feet right-of-way);

Thence, with the centerline of Armstrong Road, South 42° 21' 08" East a distance of 1197.72 feet to a railroad spike found at a corner of what remains of a 150 acre tract (first tract) also conveyed to Joe and William Dan Roberts by Official Record 260 page 851, said railroad spike is also in the line between VMS 5673 and VMS 8846, and being the **True Point of Beginning**;

Thence, with said 150 acre tract with the following two courses:

- 1) **South 86° 01' 22" East**, passing an iron pin and cap set at 29.39 feet, a total distance of **1242.67 feet** to an iron pin and cap set;
- 2) **South 04° 06' 28" West**, passing an iron pin and cap set at 1155.82 feet, a total distance of **1183.73 feet** to a railroad spike found in the centerline of Armstrong Road;

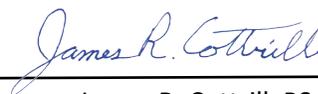
Thence, with the centerline of Armstrong Road, **North 42° 21' 08" West** a distance of **1714.28 feet** returning to the **True Point of Beginning** containing **16.8846 acres** more or less.

Bearings are based on a GPS observation on May 9, 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 August 19, 2016, by James R. Cottrill, PS registration #6858. (Job #S160715-16-8846AC)



James R. Cottrill, PS

COTTRILL SURVEYING, LLC

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

134.8216 Acre Tract

Surveyed for Geoff Smith

The following described 134.8216 acre tract is situated in the State of Ohio, Madison County, Union and Oakrun Townships, VMS 8846 and 8005, and being all what remains of a 150 acre tract (Union Township parcel 29-00535.000 and Oakrun Township parcel 13-00218.000) (first tract) conveyed to Joe and William Dan Roberts by Official Record 260 page 851, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12) (40 feet right-of-way) and Armstrong Road (County Road 83) (50 feet right-of-way);

Thence, with the centerline of Old Xenia Road, **North 24° 02' 43" East** a distance of **428.19 feet** to a railroad spike found at the Southwest corner of a 150.604 acre tract conveyed to Madison County Investors, Inc. by Official Record 212 page 402;

Thence, with the South line of said 150.604 acre tract, **South 86° 25' 29" East**, passing an iron pin and cap set at 33.00 feet, a total distance of **3570.93 feet** to an iron pin and orange cap stamped "Sharrett 8019" found in the West line of a 624.87 acre tract conveyed to Fifth Third Bank Trustee-Helen H Berne by Deed Book 285 page 126;

Thence, with the West line of said 624.87 acre tract, **South 18° 01' 46" West**, passing the Union/Oakrun Township line at 2576.69 feet, a total distance of **3375.61 feet** to an iron pin and cap set in the North line of 148.5 acre tract conveyed to Paul A Kuhn and Timothy Donahue by Official Record 300 page 842, said line also being between VMS 8005 and VMS 5423;

Thence, with the North line of said 148.5 acre tract and said VMS line, **North 80° 31' 38" West**, passing an iron pin and cap set at 368.61 feet, a total distance of **391.11 feet** to a railroad spike found in the centerline of Armstrong Road, said centerline also being the Union/Oakrun Township line;

Thence, with the centerline of Armstrong Road and said Township line, **North 03° 39' 31" East** a distance of **417.08 feet** to a 3/4 inch diameter iron pipe found;

Thence, leaving said Township line and continuing with the centerline of Armstrong Road, **North 42° 21' 08" West** a distance of **553.30 feet** to a railroad spike found at the South corner of a 16.8969 acre tract also conveyed to Joe and William Dan Roberts by Official Record 260 page 851, said line also being between VMS 8005 and VMS 5673;

Thence, with said VMS line and around said 16.8969 acre tract with the following two courses:

- 1) **North 04° 06' 28" East**, passing an iron pin and cap set at 27.91 feet, a total distance of **1183.73 feet** to an iron pin and cap set;
- 2) **North 86° 01' 22" West**, passing an iron pin and cap set at 1213.28 feet, a total distance of **1242.67 feet** to a railroad spike found in the centerline of Armstrong Road;

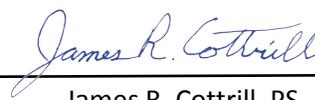
Thence, with the centerline of Armstrong Road, **North 42° 21' 08" West** a distance of **1197.72 feet** returning to the **Point of Beginning** containing **134.8216 acres** more or less, of which 128.4628 acres more or less are in Union Township and 6.3588 acres more or less are in Oakrun Township.

Bearings are based on a GPS observation on May 9, 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 August 19, 2016, by James R. Cottrill, PS registration #6858. (Job #S160715-134-8216AC)



James R. Cottrill, PS