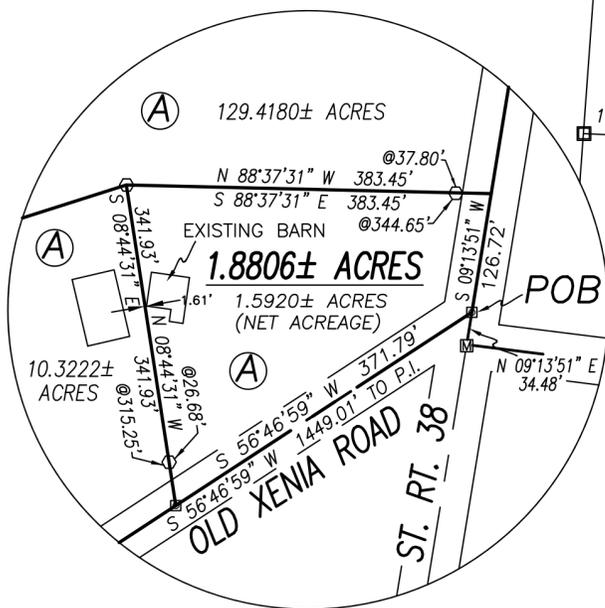


**1.8806 ACRE DETAIL**

NOT TO SCALE



JENNY L & BRADLEY A HUNTER  
OR 164 PG 1578  
142.94 ACRES  
30-00068.000

**129.4180± ACRES**

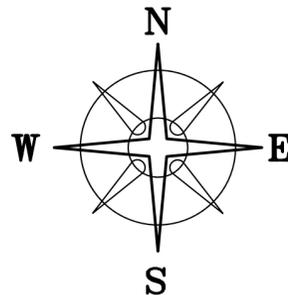
127.1070± ACRES (UNION TOWNSHIP)  
2.3110± ACRES (PAINT TOWNSHIP)

**72.0603± ACRES**

60.3011± ACRES (UNION TOWNSHIP)  
11.7592± ACRES (PAINT TOWNSHIP)

STEVEN L & NANCY K CREAMER  
OR 229 PG 353  
55.39 ACRES  
PARCEL ONE  
30-00031.000 (UNION)  
14-00217.000 (PAINT)

LINE	BEARING	DISTANCE
L1	S 56°46'59" W	371.79'
L2	N 08°44'31" W	341.93'
L3	S 88°37'31" E	383.45'
L4	S 09°13'51" W	126.72'
L5	N 83°32'21" W	30.63'
L6	S 08°44'31" E	341.93'
L7	N 88°37'31" W	383.45'
L8	S 65°29'14" W	140.36'



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/30/16  
WGS 1984 GEODETIC NORTH.

**LEGEND**

- ☐ CENTERLINE R/W MONUMENT BOX (FOUND)
- ⊙ 10"Ø WOOD FENCE POST (FOUND)
- ☐ IRON PIN (FOUND)
- △ 5/8"Ø REBAR (FOUND)
- RAIL ROAD SPIKE (SET)
- ⊞ MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

**DEED REFERENCE**

**JOE & WILLIAM DAN ROBERTS  
OR 260 PG 851**

Ⓐ **141.75 ACRES** 139.52 ACRES (UNION TOWNSHIP)  
THIRD TRACT 14-00217.000  
2.23 ACRES (PAINT TOWNSHIP)

Ⓑ **72.27 ACRES** 60.27 AC (UNION TOWNSHIP)  
FOURTH TRACT 14-00217.000  
12 AC (PAINT TOWNSHIP)



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

*James R. Cottrill* DATE: 08/30/16

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

**129.4180±, 72.0603±, 10.3222± & 1.8806± ACRES,  
VMS 4387, UNION & PAINT TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR GEOFF SMITH**

DATE DRAWN: 08/12/16	SCALE : 1" = 300'	CREW: MW, NC
JOB # S160706	300' 150' 0 300'	DWN. BY: NC
		CK. BY:

## **COTTRILL SURVEYING, LLC**

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

### **1.8806 Acre Tract** *Surveyed for Geoff Smith*

The following described 1.8806 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4387, and being part of a 141.75 acre tract (30-00121.00 in Union Township and 14-00217.00 in Paint Township) conveyed to Joe and William Dan Roberts by Official Record 260 page 851, and being more particularly described as follows:

Beginning at a mag nail set at the centerline intersection of State Route 38 (60 feet right-of-way) and the west extension of Old Xenia Road, said mag nail bears North 09° 13' 51" East a distance of 34.48 feet from a monument box found at the centerline intersection of State Route 38 and the east extension of Old Xenia Road (40 feet right-of-way);

Thence, with the centerline of Old Xenia Road, **South 56° 46' 59" West** a distance of **371.79 feet** to a mag nail set;

Thence, across said 141.75 acre tract with the following two courses:

- 1) **North 08° 44' 31" West**, passing an iron pin and cap set at 26.68 feet, a total distance of **341.93 feet** to an iron pin and cap set;
- 2) **South 88° 37' 31" East**, passing an iron pin and cap set at 344.65 feet, a total distance of **383.45 feet** to a point in the centerline of State Route 38;

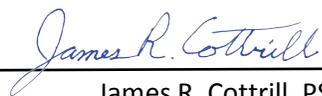
Thence, with the centerline of State Route 38, **South 09° 13' 51" West** a distance of **126.72 feet**, returning to the **Point of Beginning** containing **1.8806 acres** more or less.

Bearings are based on a GPS observation on June 30, 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 26, 2016 by James R. Cottrill, PS registration #6858. (Job #S160706-1-8806AC)



James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

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

### **10.3222 Acre Tract** *Surveyed for Geoff Smith*

The following described 10.3222 acre tract is situated in the State of Ohio, Madison County, Union and Paint Townships, VMS 4387, and being part of a 141.75 acre tract (30-00121.00 in Union Township and 14-00217.00 in Paint Township) 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 in the centerline of Old Xenia Road (County Road 12) (50 feet right-of-way) at the southeast corner of a 12.28 acre tract conveyed to Janel Becker by Official Record 256 page 2151, said railroad spike bears South 56° 46' 59" West a distance of 1449.01 feet and North 83° 32' 21" West a distance of 30.63 feet from a mag nail set in the centerline intersection of State Route 38 (60 feet right-of-way) and the west extension of Old Xenia Road, said mag nail bears North 09° 13' 51" East a distance of 34.48 feet from a monument box found at the centerline intersection of State Route 38 and the east extension of Old Xenia Road (40 feet right-of-way);

Thence, with the east line of said 12.28 acre tract, **North 04° 30' 54" East**, passing an iron pin and cap set at 45.00 feet, a total distance of **662.64 feet** to an iron pin and cap set;

Thence, across said 141.75 acre tract with the following two courses:

- 1) **North 72° 18' 12" East** a distance of **868.61 feet** to an iron pin and cap set;
- 2) **South 08° 44' 31" East**, passing an iron pin and cap set at 315.25 feet, a total distance of **341.93 feet** to a mag nail set in the centerline of Old Xenia Road;

Thence, with the centerline of Old Xenia Road with the following two courses:

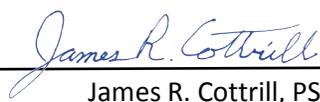
- 1) **South 56° 46' 59" West** a distance of **1077.22 feet** to a railroad spike set;
- 2) **North 83° 32' 21" West** a distance of **30.63 feet** returning to the **Point of Beginning** containing **10.3222 acres** more or less, of which 10.2078 acres more or less is in Union Township and 0.1144 acres more or less is in Paint Township.

Bearings are based on a GPS observation on June 30, 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 26, 2016 by James R. Cottrill, PS registration #6858. (Job #S160706-10-3222AC)

  
James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

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

### **72.0603 Acre Tract** *Surveyed for Geoff Smith*

The following described 72.0603 acre tract is situated in the State of Ohio, Madison County, Union and Paint Townships, VMS 4387, and being all of a 72.27 acre tract (30-00121.000 in Union Township and 14-00217.00 in Paint Township) 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 set in the centerline of Old Xenia Road (County Road 12) (50 feet right-of-way) at the southwest corner of a 141.75 acre tract (third tract) also conveyed to Joe and William Dan Roberts by Official Record 260 page 851, said railroad spike bears South 56° 46' 59" West a distance of 1449.01 feet and North 83° 32' 21" West a distance of 1338.73 feet from a mag nail set in the centerline intersection of State Route 38 (60 feet right-of-way) and the west extension of Old Xenia Road, said mag nail bears North 09° 13' 51" East a distance of 34.48 feet from a monument box found at the centerline intersection of State Route 38 and the east extension of Old Xenia Road (40 feet right-of-way);

Thence, with the centerline of Old Xenia Road with the following two courses:

- 1) **South 80° 52' 10" West** a distance of **1030.95 feet** to an iron pin found;
- 2) **South 65° 29' 14" West** a distance of **140.36 feet** to a mag nail set at the southeast corner of a 55.39 acre tract conveyed to Steven L and Nancy K Creamer by Official Record 229 page 353;

Thence, with the east line of said 55.39 acre tract, **North 04° 38' 09" East**, passing an iron pin and cap set at 55.00 feet, also passing the Union/Paint Township line at 715.22 feet, a total distance of **3005.68 feet** to a point in the south line of a 142.94 acre tract conveyed to Jenny L and Bradley A Hunter by Official Record 164 page 1578, from said point a 5/8-inch diameter rebar bears North 04° 38' 09" East a distance of 0.28 feet;

Thence, with the south line of said 142.94 acre tract, **South 87° 33' 48" East** a distance of **1075.00 feet** to a 10-inch diameter wooden fence post at the northwest corner of said 141.75 acre tract;

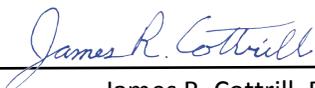
Thence, with the west line of said 141.75 acre tract, **South 03° 35' 38" West**, passing the Union/Paint Township line at 2501.70 feet, also passing an iron pin and cap set at 2708.69 feet, a total distance of **2733.69 feet** returning to the **Point of Beginning** containing **72.0603 acres** more or less, of which 60.3011 acres more or less are in Union Township and 11.7592 acres more or less are in Paint Township.

Bearings are based on a GPS observation on June 30, 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 26, 2016 by James R. Cottrill, PS registration #6858. (Job #S160706-72.0603AC)

  
James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

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

### **129.4180 Acre Tract Surveyed for Geoff Smith**

The following described 129.4180 acre tract is situated in the State of Ohio, Madison County, Union and Paint Townships, VMS 4387, and being part of a 141.75 acre tract (30-00121.00 in Union Township and 14-00217.00 in Paint Township) conveyed to Joe and William Dan Roberts by Official Record 260 page 851, and being more particularly described as follows:

Beginning at a mag nail set at the centerline of State Route 38 (60 feet right-of-way) at the northeast corner of said 141.75 acre tract and the southeast corner of a 142.94 acre tract conveyed to Jenny L and Bradley A Hunter by Official Record 164 page 1578, said mag nail bears North 09° 13' 51" East a distance of 1996.50 feet from a mag nail set at the centerline intersection of State Route 38 and the west extension of Old Xenia Road (50 feet right-of-way), said mag nail bears North 09° 13' 51" East a distance of 34.48 feet from a monument box found at the centerline intersection of State Route 38 and the east extension of Old Xenia Road (40 feet right-of-way);

Thence, with the centerline of State Route 38, **South 09° 13' 51" West** a distance of **1869.78 feet** to a point;

Thence, across said 141.75 acre tract with the following two new courses:

- 1) **North 88° 37' 31" West**, passing an iron pin and cap set at 37.80 feet, a total distance of **383.45 feet** to an iron pin and cap set;
- 2) **South 72° 18' 12" West** a distance of **868.61 feet** to an iron pin and cap set at the northeast corner of a 12.28 acre tract conveyed to Janel Becker by Official Record 256 page 2151;

Thence, around said 12.28 acre tract with the following two courses:

- 1) **North 83° 58' 20" West** a distance of **807.93 feet** to an iron pin and cap set;
- 2) **South 04° 46' 42" West**, passing the Union/Paint Township line at 484.58 feet, also passing an iron pin and cap set at 626.43 feet, a total distance of **656.43 feet** to a mag nail set in the centerline of Old Xenia Road;

Thence, with the centerline of Old Xenia Road, **North 83° 32' 21" West** a distance of **496.96 feet** to a railroad spike set at the southeast corner of a 72.27 acre tract (fourth tract) also conveyed to Joe and William Dan Roberts by Official Record 260 page 851;

Thence, with the east line of said 72.27 acre tract, **North 03° 35' 38" East**, passing an iron pin and cap set at 25.00 feet, also passing the Union/Paint Township line at 231.99 feet, a total distance of **2733.69 feet** to a 10-inch diameter wooden post in the south line of said 142.94 acre tract;

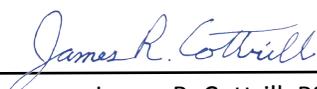
Thence, with the south line of said 142.94 acre tract, **South 87° 33' 48" East**, passing an iron pin and cap set at 2663.87 feet, a total distance of **2693.81 feet** returning to the **Point of Beginning** containing **129.4180 acres** more or less, of which 127.1070 acres more or less is in Union Township and 2.3110 acres more or less is in Paint Township.

Bearings are based on a GPS observation on June 30, 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 26, 2016 by James R. Cottrill, PS registration #6858. (Job #S160706-129-4180AC)

  
James R. Cottrill, PS