

2.5181± ACRES
2.0812± ACRES (NET)

O'DAY-HARRISON ROAD (CR 18) (40' R/W)

VMS 6824
VMS 9721

N=624649.51
E=1722178.67

DETAIL A
POB
2.5181± ACRES

POB
46.5771± ACRES

46.5603± ACRES

HELEN S BUCK
OR 195 PG 250
109.36 ACRES
21-00347.000

DEED REFERENCE

SOLLARS FARM, LLC
OR 292 PG 2653

(A) 49.002 ACRES (21-00280.000)
TRACT ONE

LINE	BEARING	DISTANCE
L1	N 24°45'59" E	225.99'
L2	N 49°22'01" W	200.00'
L3	S 24°45'59" W	225.99'

ADJOINERS

RODGER D & JOYCE L DEPUGH
OR 125 PG 2645

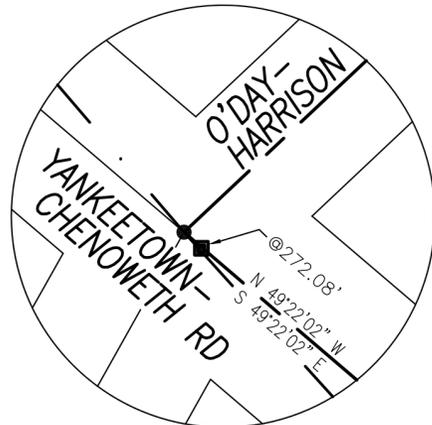
- ① 1 ACRE
21-00082.000
- ② 0.5 ACRE
21-00349.000

KELLY L SPARKS &
SAUNDRA E MCMURRAY
OR 305 PG 546

- ③ 0.998 ACRE
21-00042.000

DETAIL A

NOT TO SCALE



LEGEND

- 1/2" SQUARE SPIKE (FOUND)
- 1"Ø CONDUIT WITH YELLOW PASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- 3/4"Ø IRON PIPE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊠ 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.



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

James R. Cottrill DATE: 08/15/16

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

2.5181± & 46.5603± ACRES,
VMS 9721, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MARY KAY McBRIDE

DATE DRAWN: 08/15/16	SCALE : 1"= 200'	CREW: MW,NC
JOB # S160620A	200' 100' 0 200'	DWN. BY: RC,NC
		CK. BY:

COTTRILL SURVEYING, LLC

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

2.5181 Acre Tract *Surveyed for Mary Kay McBride*

The following described 2.5181 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 9721, and being part of a 49.002 acre tract (21-00280.000) conveyed to Sollars Farm, LLC by Official Record 292 page 2653, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of O'Day-Harrison Road (County Road 18) (40 feet right-of-way) and Yankeetown-Chenoweth Road (County Road 9) (50 feet right-of-way);

Thence, with the centerline of O'Day-Harrison Road, **North 46° 38' 30" East** a distance of **323.04 feet** to a 1 inch diameter conduit with yellow plastic cap stamped "R.I. Baker 5539" at an angle point in said road and in the line between VMS 6824 and VMS 9721;

Thence, with the centerline of O'Day-Harrison Road and said VMS line, **South 89° 25' 21" East** a distance of **323.08 feet** to a mag nail set;

Thence, with a new line across said 49.002 acre tract, **South 40° 59' 54" West**, passing an iron pin and caps set at 30.00 feet and 494.18 feet, a total distance of **529.18 feet** to a mag nail set in the centerline of Yankeetown-Chenoweth Road;

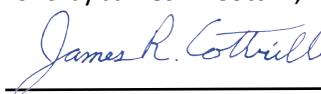
Thence, with the centerline of Yankeetown-Chenoweth Road, **North 49° 22' 02" West**, passing a 1/2-inch square spike found at 272.08 feet, a total distance of **277.73 feet** returning to the Point of Beginning, containing **2.5181 acres** more or less.

Bearings are based on a GPS observation on July 25, 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 4, 2016 by James R. Cottrill, PS registration #6858. (Job #S160620-2-5181AC)



James R. Cottrill, PS

COTTRILL SURVEYING, LLC

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

46.5603 Acre Tract *Surveyed for Mary Kay McBride*

The following described 46.5603 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 9721, and being part of a 49.002 acre tract (21-00280.000) conveyed to Sollars Farm, LLC by Official Record 292 page 2653, and being more particularly described as follows:

Beginning at a mag nail set in the centerline Yankeetown-Chenoweth Road (County Road 9) (50 feet right-of-way), said mag nail bears South 49° 22' 02" East a distance of 277.73 feet from a railroad spike found at the centerline intersection of O'Day-Harrison Road (County Road 18) (40 feet right-of-way) and said Yankeetown-Chenoweth Road;

Thence, with a new line across said 49.002 acre tract, **North 40° 59' 54" East**, passing an iron pin and caps set at 35.00 feet and 499.18 feet, a total distance of **529.18 feet** to a mag nail set in the centerline of O'Day Harrison Road and in the line between VMS 6824 and VMS 9721;

Thence, with the centerline of O'Day-Harrison Road and said VMS line, **South 89° 25' 21" East**, passing a railroad spike found at 0.28 feet, a total distance of **1857.66 feet** to a mag nail set at the northwest corner of a 109.36 acre tract conveyed to Helen S. Buck by Official Record 195 page 250;

Thence, with the west line of said 109.36 acre tract, **South 23° 09' 00" West**, passing an iron pin and cap set at 18.26 feet, also passing the northwest corner of a 0.5 acre tract conveyed to Rodger D. and Joyce L. Depugh by Official Record 125 page 2645, also passing the northwest corner of a 1 acre tract also conveyed to Rodger D. and Joyce L. Depugh by Official Record 125 page 2645 at 1504.15 feet and continuing with the west line of said 1 acre tract passing an iron pin and cap set at 1775.65 feet, a total distance of **1808.15 feet** to a mag nail set in the centerline of Yankeetown-Chenoweth Road;

Thence, with the centerline of Yankeetown-Chenoweth Road, **North 49° 22' 02" West**, a distance of **1034.94 feet** to a mag nail set at the south corner of a 0.998 acre tract conveyed to Kelly L. Sparks and Sandra E. McMurray by Official Record 305 page 546;

Thence, around said 0.998 acre tract with the following three courses:

- 1) **North 24° 45' 59" East**, passing an iron pin and cap set at 22.75 feet, a total distance of **225.99 feet** to an iron pin and cap set;
- 2) **North 49° 22' 01" West**, passing a 5/8 inch diameter found at 196.45 feet, a total distance of **200 feet** to a point;
- 3) **South 24° 45' 59" West**, passing an iron pin and cap set at 197.49 feet, a total distance of **225.99 feet** to a mag nail set in the centerline of Yankeetown-Chenoweth Road;

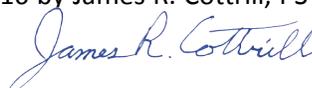
Thence, with the centerline of Yankeetown-Chenoweth Road, **North 49° 22' 02" West**, a distance of **733.55 feet** returning to the Point of Beginning, containing **46.5603 acres** more or less.

Bearings are based on a GPS observation on July 25, 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 4, 2016 by James R. Cottrill, PS registration #6858. (Job #S160620-46-5603AC)



James R. Cottrill, PS