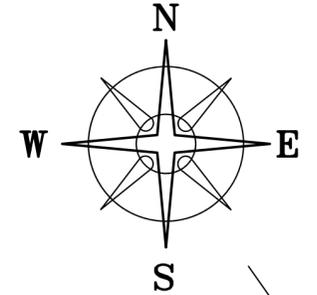


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 6/7/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
ABRAHAM J MILLER, TRUSTEE
OFFICIAL RECORD 302 PAGE 39

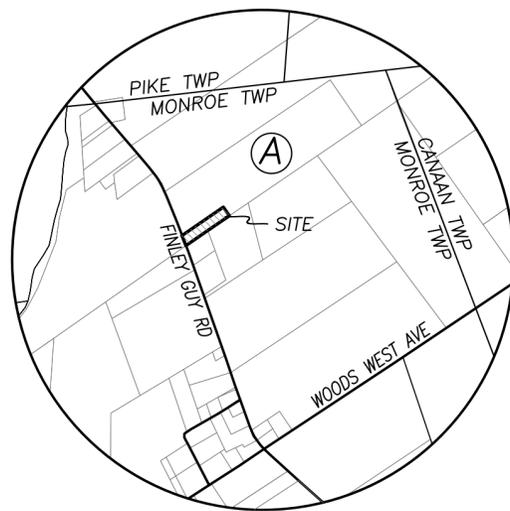
(A) 23.80 ACRES
PARCEL No. 11-00201.000

NOTE

1.1246 ACRE TRACT IS TO BECOME
PART OF AND CONTINGENT TO THE
ADJACENT 1.1148 ACRES TRACT

LOCATION MAP

NOT TO SCALE



FINLEY-GUY ROAD (CR-123, 50' R/W)

1.1246± ACRES

OPEN DITCH

RESACA LAND HOLDINGS, LLC
OR 313 PG 2595
5.7502 ACRES

ERVIN J & ROSALYN S SCHLABACH, JT LIVES
OR 154 PG 44
1.1148 ACRES

POB
N=749165.99'
E=1719358.61'



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

James R. Cottrill DATE: 6/12/17

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- 3/4" IRON PIPE (FOUND)
 - MAG NAIL (SET)
 - ◇ MAG NAIL (FOUND)
 - ⊙ IRON PIN (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊞ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

1.1246± ACRES,
VMS 2884, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ABRAHAM MILLER

SCALE : 1" = 60'	DATES	JOB No. S170515
60' 30' 0 60'	SURVEYED 6/07/17	CREW: MW
	DRAWN 6/07/17	DWN BY: MW

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.1246 Acre Tract *Surveyed for Abraham Miller*

The following described 1.1246 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2884, and being part of a 23.80 acre tract (Parcel 11-00201.000) conveyed to Abraham J Miller, Trustee by Official Record 302 page 39, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Voglesburg (County Road 124, 40 feet right-of-way) and Finley-Guy Road (County Road 123, 50 feet right-of-way);

Thence, with the centerline of Finley-Guy Road with the following three courses:

- 1) South 54° 43' 08" East a distance of 191.62 feet;
- 2) South 40° 33' 45" East a distance of 1575.99 feet;
- 3) South 22° 18' 00" East a distance of 676.74 feet to a mag nail found at the West corner common to said 23.80 acre tract and a 1.1148 acre tract conveyed to Ervin J and Rosalyn S Schlabach, Jt Lives by Official Record 154 page 44, and being the **True Point of Beginning**;

Thence, with the centerline of Finley-Guy Road, **North 22° 18' 00" West** a distance of **102.57 feet** to a mag nail set;

Thence, across said 23.80 acre tract with the following two new courses:

- 1) **North 54° 51' 39" East**, passing an iron pin and cap set at 27.07 feet and **462.86 feet**, a total distance of 482.86 feet to the centerline of an open ditch;
- 2) with the centerline of said open ditch, **South 30° 08' 48" East** a distance of **100.38 feet** to the Northwest line of a 5.7502 acre tract conveyed to Resaca Land Holdings, LLC by Official Record 313 page 2595;

Thence, with the Northwest line of said 5.7502 acre tract, **South 54° 51' 39" West**, passing an iron pin and cap set at 18.00 feet, also passing a 3/4 inch iron pipe found at the Northeast corner of said Schlabach's 1.1148 acre tract at 244.84 feet, also passing an iron pin and cap set at 426.86 feet, a total distance of **496.91 feet** returning to the **True Point of Beginning**, containing **1.1246 Acres** more or less.

Bearings are based on a GPS observation on June 7, 2017, 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 6858."

This description is based on a field survey performed June 7, 2017 by James R. Cottrill, PS registration #6858. (Job #S170515-1-1246AC)


James R. Cottrill, PS