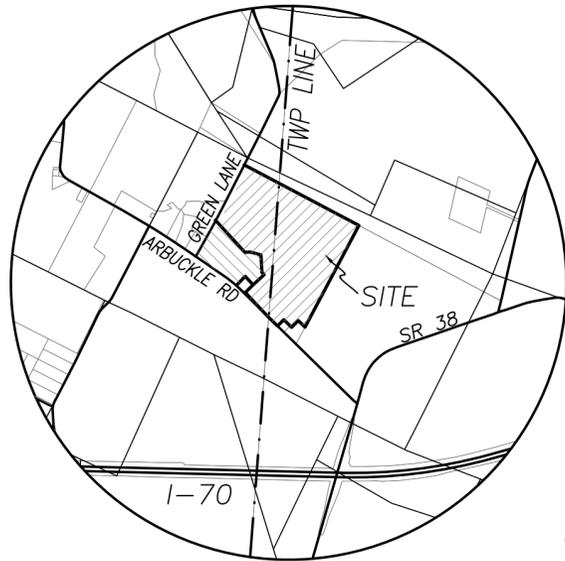


LOCATION MAP

NOT TO SCALE

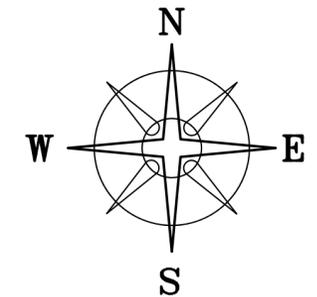


DEED REFERENCE

NANCY K TINGLEY, TOD
SHIRLEY ANN WATKINS
& PATRICIA K DOWNING
OR 251 PG 1386

Ⓐ 189.1648 ACRES

PARCEL No. 05-00251.000 (DEER CREEK TWP)
PARCEL No. 24-00929.000 (SOMERFORD TWP)



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 4/18/2017
WGS 1984 GEODETIC NORTH.

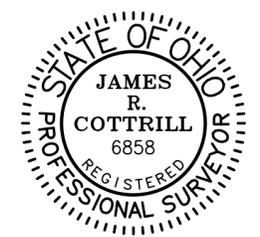
10.41'
N 53°43'36" W
@29.98'
@926.71'
NORTH END OF TOWNSHIP LINE
IS SCALED FROM GIS MAP
OHIO STATE UNIVERSITY BOARD OF TRUSTEES
DB 289 P 158
1079.488±22.618 ACRES
S 62°49'38" E 3058.39'

PARCEL No. 24-00929.000
159.7381± ACRES
SOMERFORD TOWNSHIP
DEER CREEK TOWNSHIP
60.1228± ACRES
99.6153± ACRES
POB
N 26°23'40" E 971.93'
N 26°23'40" E 450.86'
N 20°24'32" E 450.86'
N 42°24'53" W 1031.37'
S 42°24'53" E 1031.37'
N 28°13'11" E 978.327'
N 28°13'11" E 58.25'
N 42°24'53" W 73.98'
S 42°24'53" E 73.98'

POB
N=713823.561'
E=1699138.817'
N 55°20'49" W 1097.07'
28.2231± ACRES
PARCEL No. 24-00929.000
N 31°24'08" W 6323.23'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°52'38" E	127.84'
L2	S 74°45'23" E	261.66'
L3	S 03°29'16" E	415.22'
L4	S 42°56'22" E	73.98'
L5	S 47°13'23" W	356.85'
L6	N 41°57'11" W	275.29'
L7	S 43°30'02" W	291.26'
L8	N 49°50'29" W	85.19'
L9	N 28°13'11" E	58.25'
L10	N 46°04'46" W	222.99'
L11	S 43°56'29" W	226.28'
L12	N 46°00'34" W	50.10'
L13	N 46°03'02" W	208.71'
L14	S 43°56'58" W	208.71'
L15	N 44°54'36" E	257.62'
L16	N 47°13'23" E	356.85'
L17	N 42°56'22" W	73.98'
L18	N 03°29'16" W	415.22'
L19	N 74°45'23" W	261.66'
L20	S 86°52'38" W	127.84'



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

James R. Cottrill DATE: 04/24/17

DEER CREEK
EXISTING DRIVE
200.0'±
DAVID A & SHIRLEY A
WATKINS
DB 287 P 601
1.6992 ACRES
N 44°07'29" W 599.30'
S 56°00'16" E 180.69'
N 46°36'17" W 499.42'
@296.76'
@183.11'
L13 L14 L11 L10
@22.99'
1.21'
@2388.47'
1.35'
S 46°04'46" E
AUTUMM CROOM
OR 287 P 2208
1.000 ACRES
15-90
MARK LEWIS
DOWNING, ETAL
OR 275 P 2547
3.136 ACRES
12-12
DEED OVERLAP
(N.T.S.)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT LABELED "DEAN" (FOUND)
 - ▲ TOWNSHIP STONE (FOUND)
 - ⊙ DOUBLE ANGLE IRON FENCE POST (FOUND)
 - ⊛ 1" ANGLE IRON IN CONCRETE (FOUND 0.8' DEEP)
 - ⊙ 1" Ø IRON PIN (FOUND 2'DEEP)
 - 3/4" Ø IRON PIN (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - ◇ PK NAIL (FOUND)
 - ⊠ MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊛ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "GUIDER 7732" (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RUTTER PS 7958" (FOUND)
 - ⊛ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

**28.2231± & 159.7381± ACRES, VMS 3900,
SOMERFORD & DEER CREEK TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TINGLEY**

SCALE : 1" = 300'	DATES	JOB No. S170321
300' 150' 0 300'	SURVEYED 04/2017	CREW: MW
	DRAWN 04/2017	DWN BY: RC

COTTRILL SURVEYING, INC

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

28.2231 Acre Tract *Surveyed for Tingley*

The following described 28.2231 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, and being part of a 189.1648 acre tract (Parcel 24-00929.000) conveyed to Nancy K Tingley, TOD (Shirley Ann Watkins and Patricia K Downing) by Official Record 251 page 1386, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline intersection of Arbuckle Road (County Road 110, 40 feet right-of-way) and Green Lane (County Road 112, unknown right-of-way), said railroad spike being the Southwest corner of said 189.1648 acre tract;

Thence, with the centerline of Green Lane, **North 28° 13' 11" East** a distance of **978.32 feet** to a Mag Nail set;

Thence, across said 189.1648 acre tract with the following six new courses:

- 1) **South 42° 24' 53" East**, passing an iron pin and cap set at 35.20 feet, a total distance of **1031.37 feet** to an iron pin and cap set;
- 2) **North 86° 52' 38" East** a distance of **127.84 feet** to an iron pin and cap set;
- 3) **South 74° 45' 23" East** a distance of **261.66 feet** to an iron pin and cap set;
- 4) **South 03° 29' 16" East** a distance of **415.22 feet** to an iron pin and cap set;
- 5) **South 42° 56' 22" East** a distance of **73.98 feet** to an iron pin and cap set;
- 6) **South 47° 13' 23" West** a distance of **356.85 feet** to an iron pin and cap previously set at the Northeast corner of a 1.6992 acre tract conveyed to David A and Shirley A Watkins by Deed Book 287 page 601;

Thence, around said 1.6992 acre tract with the following two courses:

- 1) **North 41° 57' 11" West** a distance of **275.29 feet** to an iron pin and cap previously set;
- 2) **South 43° 30' 02" West**, passing an iron pin and cap previously set at 268.61 feet, a total distance of **291.26 feet** to a PK nail found in the centerline of Arbuckle Road;

Thence, with the centerline of Arbuckle Road with the following two courses:

- 1) **North 49° 50' 29" West** a distance of **85.19 feet** to a railroad spike found;
- 2) **North 55° 20' 49" West** a distance of **1097.07 feet** returning to the **Point of Beginning**, containing **28.2231 Acres** more or less.

Bearings are based on a GPS observation on April 18, 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 April 2017 by James R. Cottrill, PS registration #6858. (Job #S170321-28-2231AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

159.7381 Acre Tract Surveyed for Tingley

The following described 159.7381 acre tract is situated in the State of Ohio, Madison County, Somerford Township and Deer Creek Township, VMS 3900, and being part of a 189.1648 acre tract (Somerford Parcel 24-00929.000, Deer Creek Township Parcel 05-00929.000) conveyed to Nancy K Tingley, TOD (Shirley Ann Watkins and Patricia K Downing) by Official Record 251 page 1386, and being more particularly described as follows:

Beginning at a Mag Nail set in the centerline of Green Lane (County Road 112, unknown right-of-way), said Mag Nail bears North 28° 13' 11" East a distance of 978.32 feet from a railroad spike found in the centerline intersection of Arbuckle Road (County Road 110, 40 feet right-of-way) and Green Lane, said railroad spike being the Southwest corner of said 189.1648 acre tract;

Thence, with the centerline of Green Lane with the following three courses:

- 1) **North 28° 13' 11" East** a distance of **58.25 feet** to a railroad spike found;
- 2) **North 26° 24' 32" East** a distance of **450.86 feet** to an railroad spike found;
- 3) **North 26° 23' 40" East** a distance of **971.93 feet** to a railroad spike found at the Southwest corner of a 1079.488 and 22.618 acre tract conveyed to The Ohio State University Board of Trustees by Deed Book 289 page 158;

Thence, with the South line of said 1079.488 and 22.618 acre tract, **South 62° 49' 38" East**, passing a 5/8-inch diameter iron pin found at 29.98 feet, also passing the Somerford Township and Deer Creek Township at 926.71 feet, a total distance of **3058.39 feet** to a 1-inch angle iron in concrete 0.8 feet below grade found at the Northwest corner of a 698.316 acre tract conveyed to The Ohio State University Farm Science Review by Deed Book 257 page 718, from said corner a double angle iron fence post was found South 52° 53' 50" East a distance of 3.15 feet;

Thence, with the West line of said 698.316 acre tract, **South 27° 01' 14" West**, passing a double angle iron fence post found 1.21 feet right of the line at 2388.47 feet, a total distance of **2739.18 feet** to the North line of 3.136 acre tract conveyed to Mark Lewis Downing, et. al. by Official Record 275 page 2547, from said corner a 5/8-inch diameter iron pin and yellow plastic cap stamped "Rutter PS 7958" was found South 46° 04' 46" East a distance of 1.35 feet at the Northeast corner of said 3.136 acre tract (overlapping deed with said 698.316 acre tract);

Thence, around said 3.136 acre tract with the following three courses:

- 1) **North 46° 04' 46" West**, passing 5/8-inch diameter iron pin and yellow plastic cap stamped "Rutter PS 7958" found at 22.99 feet, a total distance of **222.99 feet** to a 5/8-inch diameter iron pin and yellow plastic cap stamped "Rutter PS 7958" found;
- 2) **South 43° 56' 29" West** a distance of **226.28 feet** to a 5/8-inch diameter iron pin and yellow plastic cap stamped "Rutter PS 7958" found;
- 3) **North 46° 00' 34" West** a distance of **50.10 feet** to a 5/8-inch diameter iron pin and yellow plastic cap stamped "Guider 7732" found at the Northeast corner of a 1.000 acre tract conveyed to Autumm Croom by Official Record 287 page 2208;

Thence, around said 1.000 acre tract with the following two courses:

- 1) **North 46° 03' 02" West** a distance of **208.71 feet** to an iron pin and cap previously set;
- 2) **South 43° 56' 58" West**, passing an iron pin and cap previously set at 183.11 feet, a total distance of **208.71 feet** to a 3/4-inch diameter iron pin found in the centerline of Arbuckle Road;

Thence, with the centerline of Arbuckle Road with the following two courses:

- 1) **North 46° 36' 17" West**, passing the Deer Creek Township and Somerford Township line at 296.76 feet, a total distance of **499.42 feet** to a railroad spike found;
- 2) **North 44° 07' 29" West** a distance of **599.30 feet** to a PK Nail found at the Southeast corner of a 1.6992 acre tract conveyed to David A and Shirley A Watkins by Deed Book 287 page 601;

Thence, with the East line of said 1.6992 acre tract, **North 44° 54' 36" East**, passing an iron pin and cap previously set at 9.00 feet, a total distance of **257.62 feet** to an iron pin and cap previously set;

Thence, across said 189.1648 acre tract with the following six new courses:

- 1) **North 47° 13' 23" East** a distance of **356.85 feet** to an iron pin and cap set;

- 2) **North 42° 56' 22" West** a distance of **73.98 feet** to an iron pin and cap set;
- 3) **North 03° 29' 16" West** a distance of **415.22 feet** to an iron pin and cap set;
- 4) **North 74° 45' 23" West** a distance of **261.66 feet** to an iron pin and cap set;
- 5) **South 86° 52' 38" West** a distance of **127.84 feet** to an iron pin and cap set;
- 6) **North 42° 24' 53" West**, passing an iron pin and cap set at 996.17 feet, a total distance of **1031.37 feet** returning to the **Point of Beginning**, containing **159.7381 Acres** more or less, of which 60.1228 acres more or less is in Somerford Township and 99.6153 acres more or less is in Deer Creek Township.

Bearings are based on a GPS observation on April 18, 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 April 2017 by James R. Cottrill, PS registration #6858. (Job #S170321-159-7381AC)


James R. Cottrill, PS