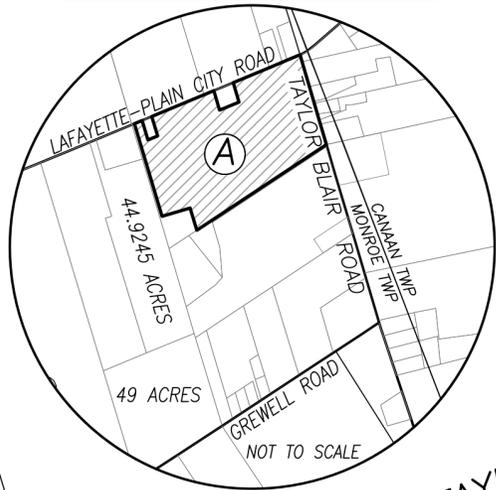


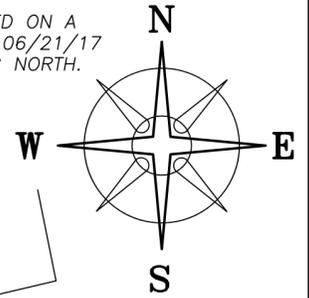
**LOCATION MAP**



**ADJOINER DEED REFERENCE**

- 1 DALE A & MARY M SANFORD, JT LIVES  
OR 274 PG 1704 - 1.000 ACRES  
PLAT MO-8A
- 2 PHILIP A & BRIDGET D ADELSBERGER, JT LIVES  
OR 175 PG 8 - 2 ACRES

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/21/17  
WGS 1984 GEODETIC NORTH.

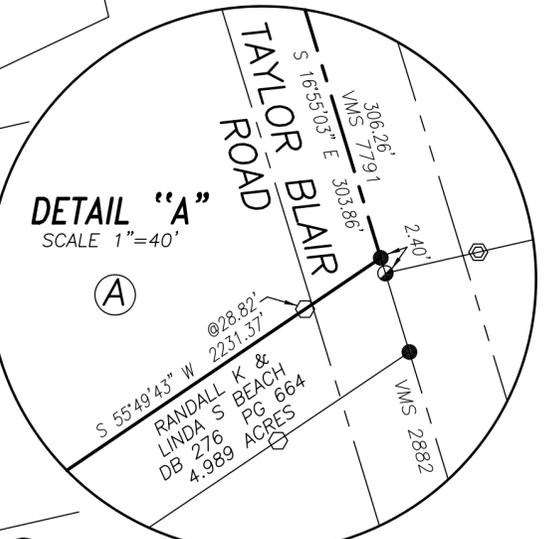


**LAFAYETTE-PLAIN CITY ROAD (CR-5, 50' R/W)**

**TAYLOR BLAIR ROAD (CR-14, 50' R/W)**

**POB**  
N=740858.203'  
E=1724872.056'

**DETAIL "A"**  
SCALE 1"=40'



**86.7744± ACRES**

(A)

THIRTY OAKS FARMS, LTD  
OR 293 PG 532  
64.485 ACRES  
SECOND TRACT

**DEED REFERENCE**

**THIRTY OAKS FARMS, LTD**  
**OR 293 PG 532**

FIRST TRACT  
**(A) 88.1429 ACRES**  
ALL THAT REMAINS OF A 96.25 ORG. ACRES  
PARCEL No. 11-00316.000

RYAN P & HEATHER  
YUTZY, JT LIVES  
OR 285 PG 2553  
5.1071 ACRES  
PLAT 48-98

RANDALL K &  
LINDA S BEACH  
DB 276 PG 664  
4.989 ACRES

PLAT 15-88

**LEGEND**

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

- IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- PONY SPIKE (FOUND)
- ⊙ RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "ELLIOTT PS7759" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "PRIDAY 7277" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 02/15/18

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

**86.7744± ACRES,**  
**VMS 2882, MONROE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR THIRTY OAKS FARMS**

SCALE : 1" = 200'	JOB No. S180108B	CREW: MW
200' 100' 0 200'	SURVEYED 02/2018	DWN BY: NC
	DRAWN 02/2018	CHECK: RC,MW

# **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **86.7744 Acre Tract** *Surveyed for Thirty Oaks Farms, LTD*

The following described 86.7744 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and being all of a 88.1429 acre tract (Parcel 11-00316.000, First Tract, all that remains of a 96.25 original acre tract) conveyed to Thirty Oaks Farms, Ltd. by Official Record 293 page 532, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way) and Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 2882 and 7791;

Thence, with the centerline of Taylor Blair Road and said VMS line with the following four courses:

- 1) **South 16° 57' 16" East** a distance of **725.96 feet** to an iron pin found;
- 2) **South 16° 55' 09" East**, passing an iron pin found at 159.47 feet, a total distance of **249.97 feet** to an iron pin found;
- 3) **South 16° 58' 20" East** a distance of **60.08 feet** to a railroad spike found;
- 4) **South 16° 55' 03" East** a distance of **303.86 feet** to a pony spike found at the North corner of a 4.989 acre tract conveyed to Randall K and Linda S Beach by Deed Book 276 page 664;

Thence, with the Northwest line of said 4.989 acre tract, **South 55° 49' 43" West**, passing an iron pin and cap set at 28.82 feet, a total distance of **2,231.37 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found 1 foot below grade at the Southeast corner of a 5.1071 acre tract conveyed to Ryan P and Heather Yutzy, Joint Lives by Official Record 285 page 2553;

Thence, around said 5.1071 acre tract with the following three courses:

- 1) **North 17° 07' 37" West** a distance of **333.70 feet** to a 5/8 inch diameter rebar found;
- 2) **South 72° 51' 22" West** a distance of **419.89 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Priday 7277" found;
- 3) **North 17° 07' 58" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found at 1,363.56 feet, a total distance of **1,388.71 feet** to an iron pin found in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **North 66° 45' 28" East** a distance of **119.81 feet** to a mag nail set at the Northwest corner of a 1.000 acre tract conveyed to Dale A and Mary M Sanford, Joint Lives by Official Record 274 page 1704;

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

- 1) **South 17° 07' 29" East**, passing a 5/8 inch diameter rebar found at 25.24 feet, a total distance of **292.10 feet** to a 5/8 inch diameter rebar found;
- 2) **North 66° 45' 28" East** a distance of **150.00 feet** to an iron pin and cap set;
- 3) **North 17° 07' 29" West**, passing iron pin and cap set at 264.90 feet, a total distance of **292.10 feet** to a mag nail set in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **North 66° 45' 28" East** a distance of **965.14 feet** to an iron pin found at the Northwest corner of a 2 acre tract conveyed to Philip A and Bridget D Adelsberger, Joint Lives by Official Record 175 page 8;

Thence, around said 2 acre tract with the following three courses:

- 1) **South 16° 52' 26" East**, passing an iron pin and cap set at 33.93 feet, a total distance of **292.16 feet** to an iron pin and cap set;
- 2) **North 66° 49' 34" East** a distance of **300.00 feet** to an iron pin and cap set;
- 3) **North 16° 52' 26" West**, passing an iron pin and cap set at 261.64 feet, a total distance of **292.16 feet** to an iron pin found in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road with the following two courses:

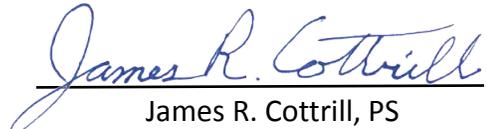
- 1) **North 66° 52' 56" East** a distance of **561.20 feet** to a railroad spike found;
- 2) **North 66° 51' 19" East** a distance of **476.00 feet** returning to the **Point of Beginning**, containing **86.7744 Acres** more or less.

Bearings are based on a GPS observation on June 21, 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 February 2018 by James R. Cottrill, PS registration #6858. (Job #S180108-86-7744AC)

  
James R. Cottrill, PS

