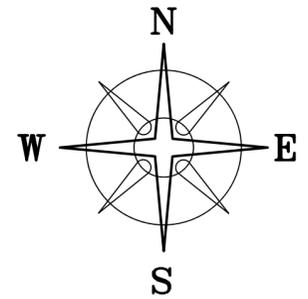


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/02/2018
WGS 1984 GEODETIC NORTH.



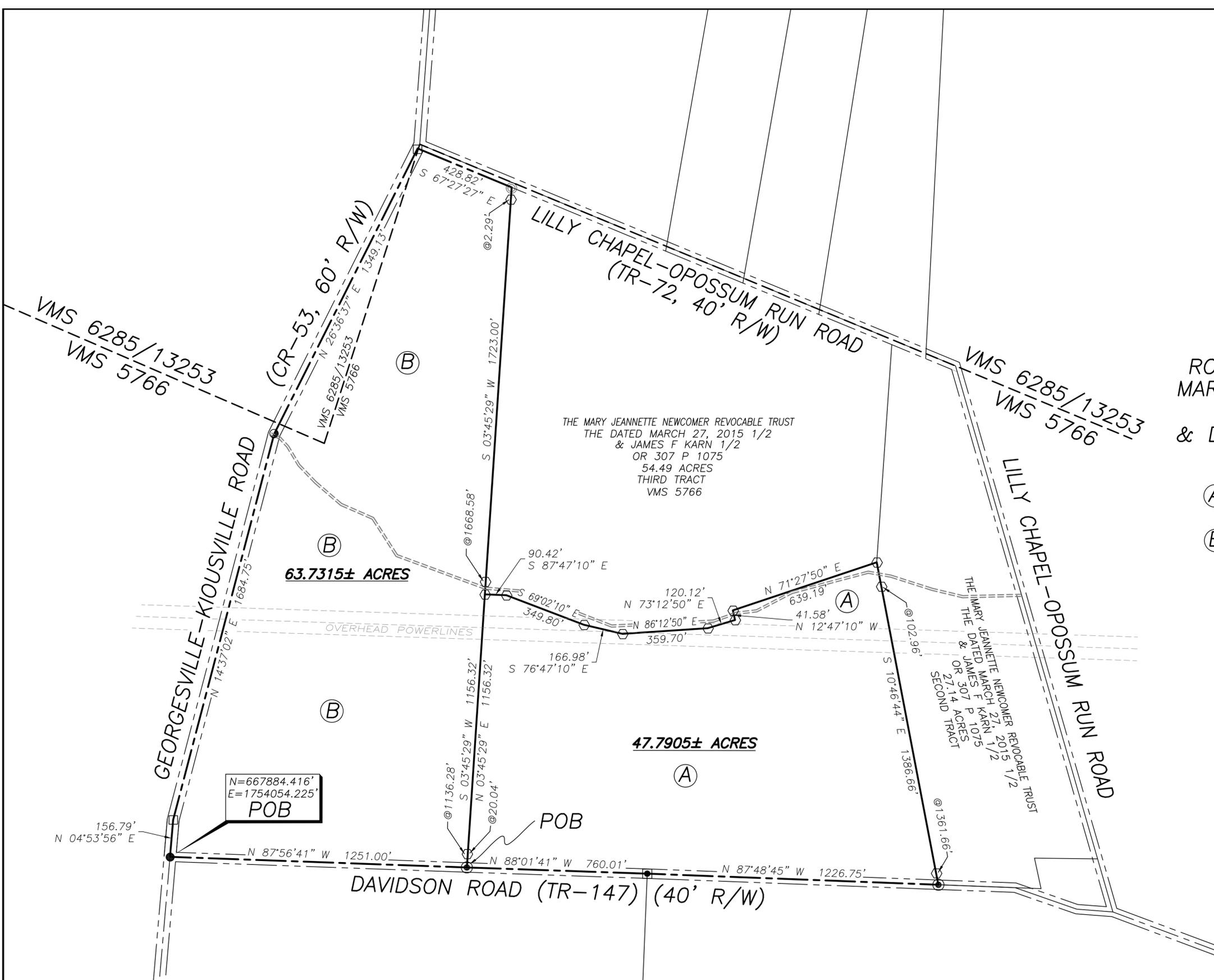
DEED REFERENCE

ROBERT L LUEBBEN 1/3,
MARIANNE H LUEBBEN 1/3,
SUSAN R JONES 1/6
& DOUGLAS F FLEMING 1/6
OR 207 PG 499

- (A) 47.82 ACRES
PARCEL No. 07-00386.000
TRACT I
- (B) 63.77 ACRES
PARCEL No. 07-00386.000
TRACT II

LEGEND

- 12" BROKEN WOODEN FENCE POST (FOUND)
 - RAIL ROAD SPIKE (SET)
 - IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - BROKEN OFF MAG NAIL (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: 05/07/18

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

63.7315± ACRES, 47.7905± ACRES
VMS 5766 & 6285/13253, FAIRFIELD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROBERT LUEBBEN

SCALE : 1" = 300'	JOB No. S180406	CREW: MW
300' 150' 0 300'	SURVEYED 05/2018	DWN BY: RC
	DRAWN 05/2018	CHECK: MW,NC

COTTRILL SURVEYING, INC

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

47.7905 Acre Tract Surveyed for Robert Luebben

The following described 47.7905 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5766, and being all of a 47.82 acre tract (parcel #07-00386.000, Tract I) conveyed to Robert L. Luebben, Marianne H Luebben, Susan R Jones, and Douglas F Fleming by Official Record 207 page 499, and being more particularly described as follows:

Beginning at a Mag nail set in the centerline of Davidson Road (Township Road 147) (40 feet right-of-way) at the southwest corner of said 47.82 acre tract and the southeast corner of a 63.77 acre tract also conveyed to Robert L. Luebben, Marianne H Luebben, Susan R Jones, and Douglas F Fleming by Official Record 207 page 499, said mag nail bears South 87° 56' 41" East a distance of 1251.00 feet from a railroad spike found at the centerline intersection of said Davidson Road with the centerline of Georgesville-Kiousville Road (County Road 53)(60 feet right-of-way);

Thence, with the east line of said 63.77 acre tract, **North 03° 45' 29" East**, passing an iron pin and cap set at 20.04 feet, a total distance of **1156.32 feet** to an iron pin and cap set at the southwest corner of a 54.49 acre tract conveyed to the Mary Jeannette Newcomer Revocable Trust by Official Record 307 page 1075;

Thence, with the south line of said 54.49 acre tract the following 7 new courses:

- 1) **South 87° 47' 10" East** a distance of **90.42 feet** to an iron pin and cap set
- 2) **South 69° 02' 10" East** a distance of **349.80 feet** to an iron pin and cap set
- 3) **South 76° 47' 10" East** a distance of **166.98 feet** to an iron pin and cap set
- 4) **North 86° 12' 50" East** a distance of **359.70 feet** to an iron pin and cap set
- 5) **North 73° 12' 50" East** a distance of **120.12 feet** to an iron pin and cap set
- 6) **North 12° 47' 10" West** a distance of **41.58 feet** to an iron pin and cap set
- 7) **North 71° 27' 50" East** a distance of **639.19 feet** to an iron pin and cap set corner to a 27.14 acre tract also conveyed to Mary Jeannette Newcomer Revocable Trust by Official Record 307 page 1075;

Thence, with the west line of said 27.14 acre tract, **South 10° 46' 44" East**, passing an iron pin and caps set at 102.96 feet and 1361.66 feet, a total distance of **1386.66 feet** to a mag nail set in the centerline of said Davidson Road;

Thence, with the centerline of said Davidson Road the following two courses:

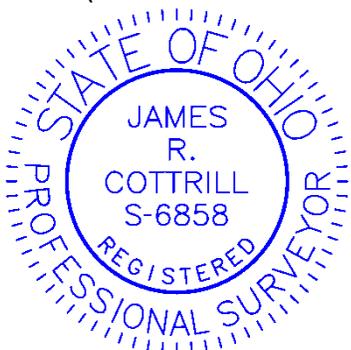
- 1) **North 87° 48' 45" West** a distance of **1226.75 feet** to a mag nail broken found
- 2) **North 88° 01' 41" West** a distance of **760.01 feet** returning to **the point of beginning** containing **47.7905 Acres** more or less.

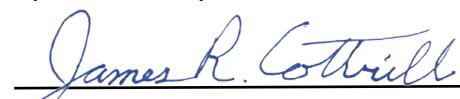
Bearings are based on a GPS observation on May 2, 2018, WGS 1984 Geodetic North.

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 May 4, 2018, by James R. Cottrill, PS registration #6858. (Job #S180406-47-7905AC)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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63.7315 Acre Tract Surveyed for Robert Luebben

The following described 63.7305 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5766 and 6285/13253, and being all of a 63.77 acre tract (parcel #07-00386.000, Tract II) conveyed to Robert L. Luebben, Marianne H Luebben, Susan R Jones, and Douglas F Fleming by Official Record 207 page 499, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of said Davidson Road (Township Road 147)(40 feet right-of-way) with the centerline of Georgesville-Kiousville Road (County Road 53)(60 feet right-of-way) and the southwest corner of said 63.77 acre tract;

Thence with the centerline of said Georgesville-Kiousville Road the following three courses:

- 1) **North 04° 53' 56" East** a distance of **156.79 feet** to an iron pin found
- 2) **North 14° 37' 02" East** a distance of **1684.75 feet** to a railroad spike set
- 3) **North 26° 36' 37" East** a distance of **1349.13 feet** to an iron pin found at the intersection of said centerline with the south right-of-way line of Lilly Chapel-Opossum Run Road (Township Road 72)(40 feet right-of-way);

Thence, with the south right-of-way line of said Lilly Chapel-Opossum Run Road, **South 67° 27' 27" East** a distance of **428.82 feet** to a 12 inch diameter broken off wood fence post found at the northwest corner of a 54.49 acre tract conveyed to the Mary Jeannette Newcomer Revocable Trust by Official Record 307 page 1075;

Thence, with the west line of said 54.49 acre tract, **South 03° 45' 29" West**, passing an iron pin and caps set at 2.29 and 1668.58 feet, a total distance of **1723.00 feet** to an iron pin and cap set at the northwest corner of a 47.82 acre tract also conveyed to Robert L. Luebben, Marianne H Luebben, Susan R Jones, and Douglas F Fleming by Official Record 207 page 499;

Thence, **South 03° 45' 29" West**, passing an iron pin and cap set at 1136.28 feet, a total distance of **1156.32 feet** to a mag nail set in the centerline of said Davidson Road;

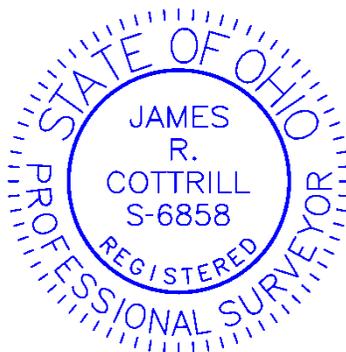
Thence, with the centerline of said Davidson Rd., **North 87° 56' 41" West** a distance of **1251.00 feet** returning to the point of beginning containing **63.7315 Acres** more or less.

Bearings are based on a GPS observation on May 2, 2018, 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 May 4, 2018, by James R. Cottrill, PS registration #6858. (Job #S180406-63-7315AC)




James R. Cottrill, PS