

COTTRILL SURVEYING, INC

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

7.3617 Acre Tract Surveyed for Boggs

The following described 7.3617 acre tract is situated in the State of Ohio, Madison County, Deer Creek and Union Townships, VMS 5195, being part of a 94.4896 acre tract (100.0349 original acres, Parcel 05-00438.001, Deer Creek Township, 84.4934 acres and Parcel 29-00708.001, Union Township, 9.9962 acres) conveyed to Jerry and Phyllis C Boggs, Joint Lives by Deed Book 287 page 95, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Sparling Road (County Road 152, 40 feet right-of-way) at the Southwest corner of a 120.3266 acre tract conveyed to Paul R Phillippi by Deed Book 203 page 1976 and the Southeast corner of said 94.4896 acre tract, said railroad spike bears South 83° 33' 47" East a distance of 1429.68 feet from a railroad spike found at the centerline intersection of Glade Run Road (County Road 70, 40 feet right-of-way) and Sparling Road and in the line between Deer Creek and Union Townships, and being the Southwest corner of said 94.4896 acre tract;

Thence, with the centerline of Sparling Road, **North 83° 33' 47" West** a distance of **687.80 feet** to a mag nail set;

Thence, across said 94.4896 acre tract with the following two new courses:

- 1) **North 06° 26' 13" East**, passing an iron pin and cap set at 18.16 feet, passing the Deer Creek and Union Township Line at 290.06 feet, a total distance of **450.00 feet** to an iron pin and cap set;
- 2) **South 83° 33' 47" East**, passing the Deer Creek and Union Township Line at 409.09 feet, passing an iron pin and cap set at 647.42 feet, a total distance of **737.42 feet** to the West line of said Phillippi's 120.3266 acre tract;

Thence, with the West line of said 120.3266 acre tract, **South 12° 43' 47" West**, passing a 5/8 inch diameter rebar found at 422.10 feet, a total distance of **452.73 feet** returning to the **Point of Beginning**, containing **7.3617 Acres** more or less, of which 0.7510 acres more or less is in Deer Creek Township and 6.6107 acres more or less is in Union Township.

Bearings are based on a GPS observation on November 17, 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 6858."

This description is based on a field survey performed August of 2018 by James R. Cottrill, PS registration #6858. (Job #S180717-7-3617AC)



James R. Cottrill

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12.0887 Acre Tract Surveyed for Boggs

The following described 12.0887 acre tract is situated in the State of Ohio, Madison County, Deer Creek and Union Townships, VMS 5195, being part of a 94.4896 acre tract (100.0349 original acres, Parcel 05-00438.001, Deer Creek Township, 84.4934 acres and Parcel 29-00708.001, Union Township, 9.9962 acres) conveyed to Jerry and Phyllis C Boggs, Joint Lives by Deed Book 287 page 95, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Glade Run Road (County Road 70, 40 feet right-of-way) and Sparling Road (County Road 152, 40 feet right-of-way) and in the line between Deer Creek and Union Townships, and being the Southwest corner of said 94.4896 acre tract;

Thence, with the centerline of Glade Run Road, **North 00° 24' 27" East** a distance of **886.48 feet** to a mag nail set;

Thence, across said 94.4896 acre tract with the following four new courses:

- 1) **South 89° 35' 33" East**, passing an iron pin and cap set at 19.48 feet, a total distance of **400.00 feet** to an iron pin and cap set;
- 2) **South 00° 24' 27" West** a distance of **476.23 feet** to an iron pin and cap set;
- 3) **South 83° 33' 47" East** a distance of **387.19 feet** to an iron pin and cap set;
- 4) **South 06° 26' 13" West**, passing the Deer Creek and Union Township Line at 159.94 feet, passing an iron pin and cap set at 431.84 feet, a total distance of **450.00 feet** to a mag nail set in the centerline of Sparling Road;

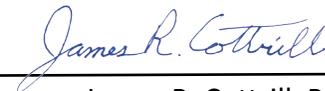
Thence, with the centerline of Sparling Road, **North 83° 33' 47" West** a distance of **741.88 feet** returning to the **Point of Beginning**, containing **12.0887 Acres** more or less, of which 9.6187 acres more or less is in Deer Creek Township and 2.4700 acres more or less is in Union Township.

Bearings are based on a GPS observation on November 17, 2016, WGS 1984 Geodetic North.

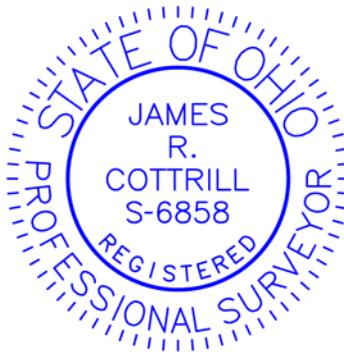
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed August of 2018 by James R. Cottrill, PS registration #6858. (Job #S180717-12-0887AC)



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17.8199 Acre Tract Surveyed for Boggs

The following described 17.8199 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, VMS 5195, being part of a 94.4896 acre tract (100.0349 original acres, Parcel 05-00438.001, Deer Creek Township, 84.4934 acres and Parcel 29-00708.001, Union Township, 9.9962 acres) conveyed to Jerry and Phyllis C Boggs, Joint Lives by Deed Book 287 page 95, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Glade Run Road (County Road 70, 40 feet right-of-way) and Sparling Road (County Road 152, 40 feet right-of-way) and in the line between Deer Creek and Union Townships, and being the Southwest corner of said 94.4896 acre tract;

Thence, with the centerline of Glade Run Road, with the following three courses:

- 1) North 00° 24' 27" East a distance of 921.02 feet to an iron pin and cap previously set;
- 2) North 18° 59' 58" West a distance of 846.21 feet to a railroad spike found;
- 3) North 02° 25' 04" West a distance of 178.62 feet to a railroad spike reset at the South corner of a 5.5453 acre tract conveyed to Jerry and Phyllis C Boggs by Official Record 187 page 1486, the Northwest corner of said 94.4896 acre tract, and being the **True Point of Beginning**;

Thence, with the Southeast line of said 5.5453 acre tract, **North 66° 27' 37" East**, passing an iron pin and cap reset at 25.00 feet, a total distance of **2004.52 feet** to an iron pin and cap previously set in the West line of a 120.3266 acre tract conveyed to Paul R Phillippi by Deed Book 203 page 1976;

Thence, with the West line of said 120.3266 acre tract, **South 05° 35' 59" East** a distance of **706.55 feet** to a point;

Thence, with a new line across said 94.4896 acre tract, **South 83° 51' 28" West**, passing iron pin and caps set at 66.10 feet and 1888.30 feet, a total distance of **1913.10 feet** to a mag nail set in the centerline of Glade Run Road;

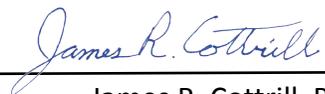
Thence, with the centerline of Glade Run Road, **North 02° 25' 04" West** a distance of **107.40 feet** returning to the **True Point of Beginning**, containing **17.8199 Acres** more or less.

Bearings are based on a GPS observation on November 17, 2016, WGS 1984 Geodetic North.

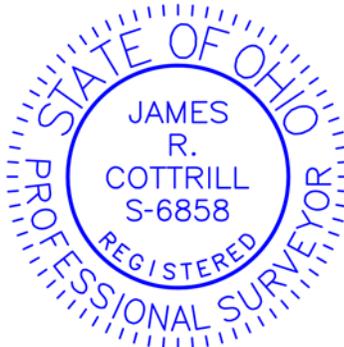
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed August of 2018 by James R. Cottrill, PS registration #6858. (Job #S180717-17-8199AC)



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57.2157 Acre Tract Surveyed for Boggs

The following described 57.2157 acre tract is situated in the State of Ohio, Madison County, Deer Creek and Union Townships, VMS 5195, being part of a 94.4896 acre tract (100.0349 original acres, Parcel 05-00438.001, Deer Creek Township, 84.4934 acres and Parcel 29-00708.001, Union Township, 9.9962 acres) conveyed to Jerry and Phyllis C Boggs, Joint Lives by Deed Book 287 page 95, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Glade Run Road (County Road 70, 40 feet right-of-way) in the West line of said 94.4896 acre tract, said mag nail bears North 00° 24' 27" East a distance of 886.48 feet from a railroad spike found at the centerline intersection of Glade Run Road and Sparling Road (County Road 152, 40 feet right-of-way) and in the line between Deer Creek and Union Townships, and being the Southwest corner of said 94.4896 acre tract;

Thence, with the centerline of Glade Run Road, with the following three courses:

- 1) **North 00° 24' 27" East** a distance of **34.54 feet** to an iron pin and cap previously set;
- 2) **North 18° 59' 58" West** a distance of **846.21 feet** to a railroad spike found;
- 3) **North 02° 25' 04" West** a distance of **71.22 feet** to a mag nail set;

Thence, with a new line across said 94.4896 acre tract, **North 83° 51' 28" East**, passing iron pin and caps set at 24.81 feet and 1847.00 feet, a total distance of **1913.10 feet** to the West line of a 120.3266 acre tract conveyed to Paul R Phillippi by Deed Book 203 page 1976;

Thence, with the West line of said 120.3266 acre tract with the following two courses:

- 1) **South 05° 35' 59" East** a distance of **861.73 feet** to an iron pin and cap previously set;
- 2) **South 12° 43' 47" West**, passing the Deer Creek and Union Township Line at 744.69 feet, a total distance of **879.65 feet** to a point;

Thence, across said 94.4896 acre tract with the following three new courses:

- 1) **North 83° 33' 47" West**, passing an iron pin and cap set at 90.00 feet, passing the Deer Creek and Union Township Line at 328.33 feet, passing an iron pin and cap set at 737.42 feet, a total distance of **1124.61 feet** to an iron pin and cap set;
- 2) **North 00° 24' 27" East** a distance of **476.23 feet** to an iron pin and cap set;
- 3) **North 89° 35' 33" West**, passing an iron pin and cap set at 380.52 feet, a total distance of **400.00 feet** returning to the **Point of Beginning**, containing **57.2157 Acres** more or less, of which 56.7101 acres more or less is in Deer Creek Township and 0.5056 acres more or less is in Union Township.

Bearings are based on a GPS observation on November 17, 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 6858."

This description is based on a field survey performed August of 2018 by James R. Cottrill, PS registration #6858. (Job #S180717-57-2157AC)



James R. Cottrill, PS

