

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 08/06/2019
WGS 1984 GEODETIC NORTH.

N=663711.20'
E=1727862.20'

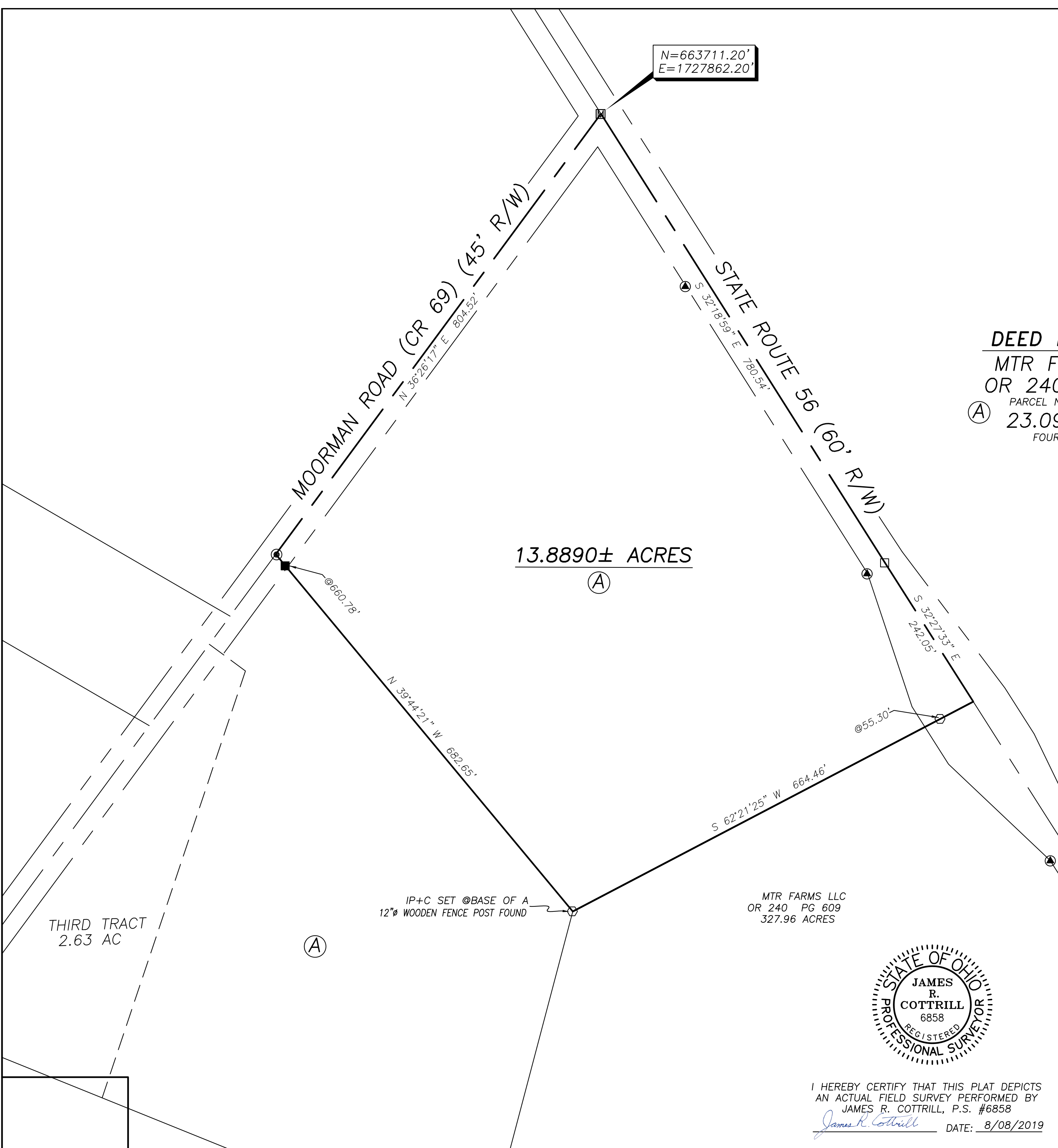
DEED REFERENCE
MTR FARMS LLC
OR 240 PG 609
PARCEL No. 13-00121.000
① 23.094 ACRES
FOURTH TRACT

13.8890± ACRES
①

LEGEND

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

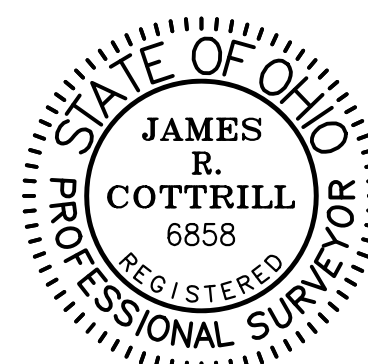
- ☐ MONUMENT BOX (FOUND)
- ▲ 5" CONCRETE R/W MONUMENT (FOUND)
- 18" SQUARE CONCRETE FENCEPOST (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- IRON PIN (FOUND)



THIRD TRACT
2.63 AC

IP+C SET @BASE OF A
12"Ø WOODEN FENCE POST FOUND

MTR FARMS LLC
OR 240 PG 609
327.96 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 8/08/2019

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

13.8890± ACRES,
VMS 2696, OAK RUN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HENSEL.

SCALE : 1" = 100'	JOB No. S190709	CREW: MW
100' 50' 0 100'	SURVEYED 08/06/2019	DWN BY: MW
	DRAWN 8/7/2019	CHECK: RC

COTTRILL SURVEYING, INC

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

13.8890 Acre Tract Surveyed for Hensel

The following described 13.8890 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 2696, being part of a 23.094 acre tract (fourth tract) (Parcel #13-00121.000) conveyed to MTR Farms, LLC by Official Record 240 page 609, and being more particularly described as follows:

Beginning, at a centerline right-of-way monument found at the centerline intersection of State Route 56 (60 feet right-of-way) with Moorman Road (County Road 69) (45 feet right-of-way);

Thence, with the centerline of said State Route 56, the following two courses:

- 1) **South 32° 18' 59" East** a distance of **780.54 feet** to an iron pin found
- 2) **South 32° 27' 33" East** a distance of **242.05 feet** to the northeast corner of a 327.96 acre tract conveyed to MTR Farms, LLC by Official Record 240 page 609;

Thence, with the northwest line of said 327.96 acre tract, **South 62° 21' 25" West**, passing an iron pin and cap set at 55.30 feet, a total distance of **664.46 feet** to an iron pin and cap set at the base of a 12 inch diameter wooden fence post found;

Thence, with a new line across said 23.094 acre tract, **North 39° 44' 21" West**, passing a 18 inch square concrete fence post found at 660.78 feet, a total distance of **682.65 feet** to a mag nail set in the centerline of said Moorman Road;

Thence, with the centerline of said Moorman Rd., **North 36° 26' 17" East** a distance of **804.52 feet** returning to the point of beginning containing **13.8890 Acres** more or less.

Bearings are based on a GPS observation on August 6, 2019, 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 6, 2019 by James R. Cottrill, PS registration #6858. (Job #S190709-13-8890AC)

James R. Cottrill

James R. Cottrill, PS

