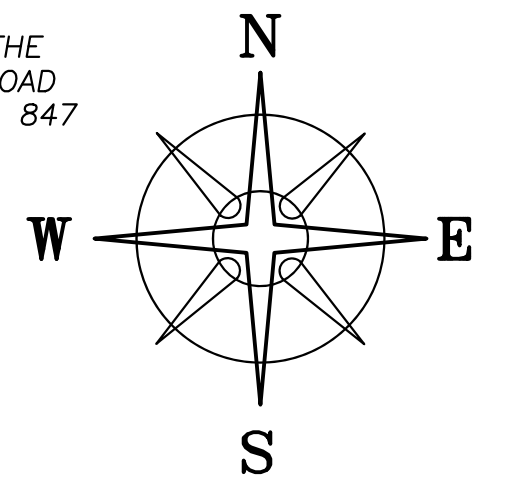


BEARINGS ARE BASED ON THE CENTERLINE OF OLD XENIA ROAD AS DESCRIBED IN OR 321 PG 847



UNION TOWNSHIP
PAINT TOWNSHIP
STATE ROUTE 38 (60' R/W)

UNION TOWNSHIP
PAINT TOWNSHIP

OLD XENIA ROAD (CR 12) (50' R/W)
BASES OF BEARINGS
S 82°15'00" E 439.64'

JEFFREY C II & TRACY L MATHEWSON, JT LIVES
OR 217 PG 1159
9.346 ACRES

POB
N=675043.092'
E=1698134.24'

DEED REFERENCE
RAYMOND E TOOPS FAMILY FARM LLC
OR 321 PG 847
PARCEL No. 14-00262.005
20.0095 ACRES

10.0000± ACRES

TAMI SUE ACKLEY
OR 152 PG 2509
20.0101 ACRES

S 82°31'39" E 951.86'

NEW LINE
N 03°24'21" E 503.58'

N 82°31'39" W 476.30'
S 82°31'39" E 476.27' (BASELINE)

NEW 20' DRAINAGE EASEMENT

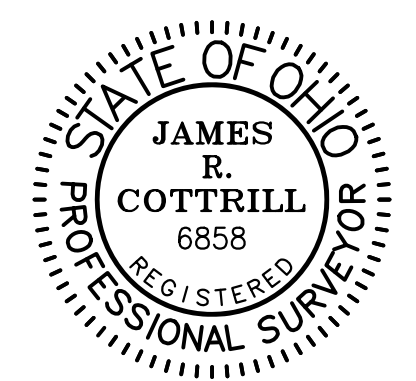
PLAT 65-11
EXISTING 20' DRAINAGE EASEMENT

RAYMOND E TOOPS FAMILY FARM LLC
OR 321 PG 847
14.5431 ACRES
PARCEL No. 14-00262.006

LEGEND

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

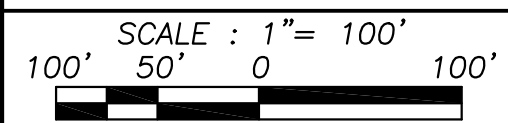
- ▣ MONUMENT BOX (FOUND)
- ▲ WOOD FENCE POST (FOUND)
- 5/8" Ø IRON PIN & AL. CAP (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ◻ MAG NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 1/28/2019

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

10.0000± ACRES,
VMS 4387, PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JARAD BARR



SCALE : 1" = 100'	JOB No. S190109	CREW: MW
	SURVEYED 01/25/19	DWN BY: NC
	DRAWN 01/28/19	CHECK: RC

COTTRILL SURVEYING, INC

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

10.0000 Acre Tract Surveyed for Jarad Barr

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, and being part of a 20.0095 acre tract (Parcel 14-00262.005) conveyed to Raymond E Toops Family Farms LLC by Official Record 321 page 847, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Old Xenia Road (County Road 12, 50 feet right-of-way) and in the line between Union and Paint Townships at the Northeast corner of a 9.346 acre tract conveyed to Jeffrey C II and Tracy L Mathewson, Joint Lives by Official Record 217 page 1159, said railroad spike bears South 82° 15' 00" East a distance of 845.75 feet from a monument box found at the centerline intersection of Old Xenia Road and State Route 38 (60 feet right-of-way);

Thence, with the centerline of Old Xenia Road and said Township line, **South 82° 15' 00" East** a distance of **439.64 feet** to a mag nail found at the Northwest corner of a 20.0101 acre tract conveyed to Tami Sue Ackley by Official Record 152 page 2509;

Thence, with the West line of said 20.0101 acre tract, **South 04° 15' 00" West**, passing an iron pin and cap previously set at 25.00 feet, a total distance of **948.46 feet** to an iron pin and cap previously set at the Northeast corner of a 14.5431 acre tract conveyed to Raymond E Toops Family Farms LLC by Official Record 321 page 847;

Thence, with the North line of said 14.5431 acre tract, **North 82° 31' 39" West** a distance of **476.30 feet** to an iron pin and cap set;

Thence, with a new line across said 20.0095 acre tract, **North 03° 24' 21" East** a distance of **503.58 feet** to an iron pin and cap set in the South line of said Mathewson's 9.346 acre tract;

Thence, with the South line of said 9.346 acre tract, **South 85° 14' 14" East** a distance of **50.71 feet** to a wood fence post found at the Southeast corner of said 9.346 acre tract;

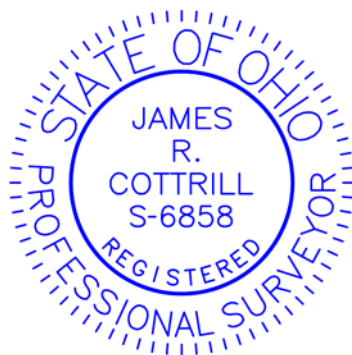
Thence, with the East line of said 9.346 acre tract, **North 03° 24' 21" East**, passing a wood fence post found at 419.82 feet, passing an iron pin and cap set at 421.18 feet, a total distance of **445.50 feet** returning to the **Point of Beginning**, containing **10.0000 Acres** more or less.

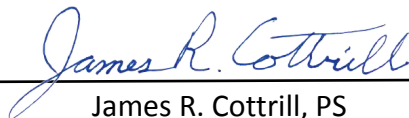
Bearings are based on the centerline of Old Xenia Road (South 82° 15' 00" East) as described in Official Record 321 page 847.

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 January 25, 2019 by James R. Cottrill, PS registration #6858. (Job #S190109-10-0000)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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Drainage Easement *Surveyed for Jarad Barr*

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, and being part of a 14.5431 acre tract (Parcel 14-00262.006) conveyed to Raymond E Toops Family Farms LLC by Official Record 321 page 847, and being tangent to and 20 foot right of the following described Baseline:

Commencing at a monument box found at the centerline intersection of Old Xenia Road (County Road 12, 50 feet right-of-way) and State Route 38 (60 feet right-of-way) and in the line between Union and Paint Townships;

Thence, with the centerline of State Route 38 with the following two courses:

- 1) South 09° 35' 39" West a distance of 533.32 feet to a monument box found;
- 2) South 19° 31' 29" West a distance of 429.71 feet to the Southwest corner of a 20.0095 acre tract conveyed to Raymond E Toops Family Farms LLC by Official Record 321 page 847 and the Northwest corner of said 14.5431 acre tract;

Thence, with the line between said 20.0095 and 14.5431 acre tracts, South 82° 31' 39" East a distance of 951.86 feet to the **True Point of Beginning of said Baseline;**

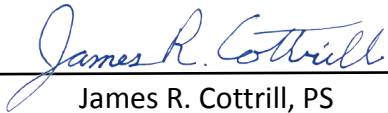
Thence, continuing with the line between said 20.0095 and 14.5413 acre tracts, **South 82° 31' 39" East** a distance of **476.27 feet** to the Northeast corner of an existing 20 feet wide drainage easement shown on Plat 65-11 and being the **Terminus of said Baseline.**

Bearings are based on the centerline of Old Xenia Road (South 82° 15' 00" East) as described in Official Record 321 page 847.

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 January 25, 2019 by James R. Cottrill, PS registration #6858. (Job #S190109-EASE)


James R. Cottrill, PS

