

JEREMY L BUEHL, TRUSTEE
OR 336 P 968
0.8905 AC
41-87

1.4924± ACRES
Ⓐ

1.9998± ACRES
Ⓐ

N=687761.54'
E=1709894.98'

N=687934.06'
E=1709534.35'

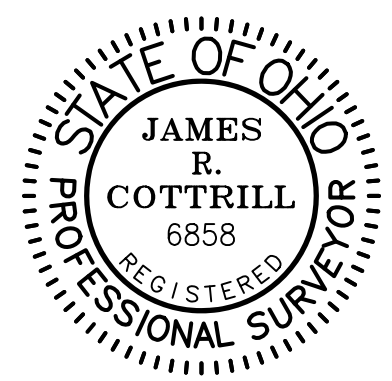
ROBERT E SHAW, JR
OR 330 P 750
1.00 AC.

EGELHOFF FARMS LLC
OR 318 P 102
77.677 AC.

DEED REFERENCE
HEATHER J & MATTHEW J
ARMENTROUT, JT LIVES
OR 342 PG 992
Ⓐ 3.4922 ACRES
PARCEL No. 30-00138.000
67-18

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- MAG NAIL (PREVIOUSLY SET OVER IRON PIN FOUND)
- MAG NAIL (FOUND)
- ⊕ 3/4" ∅ PIPE & YELLOW PLASTIC CAP STAMPED "RET" (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" ∅ 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: 12/05/18

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

**1.4924± & 1.9998± ACRES,
VMS 5648, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HEATHER ARMENTROUT.**

SCALE : 1" = 50' 50' 25' 0 50'	JOB No. S181121	CREW: MW
	SURVEYED 11/2018	DWN BY: RC, NC
	DRAWN 11/2018	CHECK: RC

COTTRILL SURVEYING, INC

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1.4924 Acre Tract *Surveyed for Heather Armentrout*

The following described 1.4924 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5648, being part of a 3.4922 acre tract (Parcel 30-00138.000) conveyed to Heather J and Matthew J Armentrout, Joint Lives by Official Record 342 page 992, and being more particularly described as follows:

Beginning at a mag nail previously set over an iron pin found at the centerline intersection of State Route 665 (60 feet right-of-way) and Payne-Thompson Road (Township Road 101, right-of-way width unknown), being the North corner of said 3.4922 acre tract, also being at a corner to Union Township/City of London, and in the line between VMS 5802 and 5648;

Thence, with the centerline of Payne-Thompson Road and said VMS line, **South 65° 07' 19" East** a distance of **165.37 feet** to a mag nail found;

Thence, with a new line across said 3.4922 acre tract, **South 24° 09' 48" West**, passing an iron pin and cap set at 19.30 feet, a total distance of **217.68 feet** to an iron pin and cap previously set in the North line of a 77.677 acre tract conveyed to Egelhoff Farms, LLC by Official Record 318 page 102;

Thence, with the North line of said 77.677 acre tract, **North 84° 00' 24" West** a distance of **205.70 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET" found at the Southeast corner of a 0.8905 acre tract conveyed to Jeromy L Buehl, Trustee by Official Record 336 page 968;

Thence, with the East line of said 0.8905 acre tract, **North 07° 06' 25" West**, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET" found at 208.34 feet, a total distance of **233.83 feet** to the centerline of State Route 665 and in the line between City of London and Union Township;

Thence, with the centerline of State Route 665 and said Township line, **North 85° 08' 38" East** a distance of **173.21 feet** returning to the **Point of Beginning**, containing **1.4924 Acres** more or less.

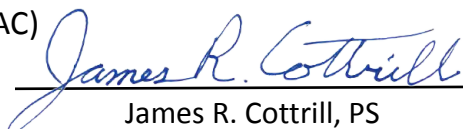
Bearings are based on a GPS observation on December 12, 2013, WGS 1984 Geodetic North.

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 November of 2018 by James R. Cottrill, PS registration #6858. (Job #S181121-1-9998AC)




James R. Cottrill, PS

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1.9998 Acre Tract *Surveyed for Heather Armentrout*

The following described 1.9998 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5648, being part of a 3.4922 acre tract (Parcel 30-00138.000) conveyed to Heather J and Matthew J Armentrout, Joint Lives by Official Record 342 page 992, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Payne-Thompson Road (Township Road 101, right-of-way width unknown) and in the line between VMS 5802 and 5648, said mag nail bears South 65° 07' 19" East a distance of 165.37 feet from a mag nail previously set over an iron pin found at the centerline intersection of Payne-Thompson Road and State Route 665 (60 feet right-of-way), being at a corner to Union Township/City of London, and in said VMS line;

Thence, with the centerline of Payne-Thompson Road and said VMS line with the following two courses:

- 1) **South 65° 07' 19" East** a distance of **133.45 feet** to an iron pin found;
- 2) **South 64° 57' 34" East** a distance of **266.28 feet** to a mag nail previously set over an iron pin found at the North corner of a 1.00 acre tract conveyed to Robert E Shaw, Jr by Official Record 330 page 750;

Thence, with the Northwest line of said 1.00 acre tract, **South 24° 05' 33" West**, passing a 1-1/2 inch diameter iron pipe found at 25.08 feet, a total distance of **217.81 feet** to a 1 inch diameter iron pipe found in the Northeast line of a 77.677 acre tract conveyed to Egelhoff Farms, LLC by Official Record 318 page 102;

Thence, with the Northeast line of said 77.677 acre tract, **North 64° 59' 44" West**, passing a 1-1/2 inch diameter iron pipe found at 110.75 feet, passing a 1/2 inch diameter iron pipe found at 266.18 feet, a total distance of **400.00 feet** to an iron pin and cap previously set;

Thence, with a new line across said 3.4922 acre tract, **North 24° 09' 48" East**, passing an iron pin and cap set at 198.37 feet, a total distance of **217.68 feet** returning to the **Point of Beginning**, containing **1.9998 Acres** more or less.

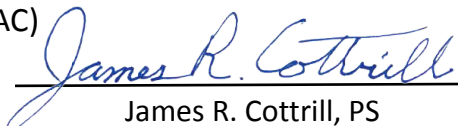
Bearings are based on a GPS observation on December 12, 2013, WGS 1984 Geodetic North.

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 November of 2018 by James R. Cottrill, PS registration #6858. (Job #S181121-1-9998AC)




James R. Cottrill, PS