

**LOCATION MAP**  
NOT TO SCALE

**DEED REFERENCE**  
EMMETT M. SCHROCK  
OFFICIAL RECORD 98 PAGE 1717  
Ⓐ 169.152 ACRES (ORIGINAL ACRES)(TRACT L)  
PARCEL ID #08-00902.000

**5.0010± ACRES**

**30' DRAINAGE EASEMENT**

POB

STATE ROUTE 29 (60' R/W)

N=717420.88'  
E=1726737.11'

STATE ROUTE 29 LLC AN OHIO LIMITED LIABILITY COMPANY  
OFFICIAL RECORD 224 PAGE 1227  
16.446 ACRES

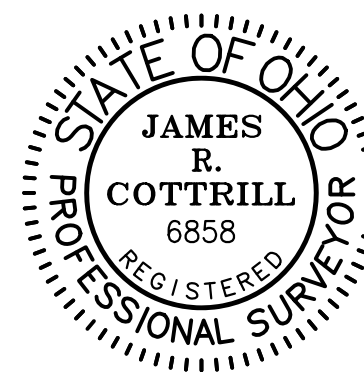
V.M.S. 8926,8927 & 9391  
SCALED FROM GIS V.M.S. 7829

DONALD K MITCHELL & JEFFREY D MITCHELL  
CO TRUSTEES OF THE M MAXINE MITCHELL TRUST  
OFFICIAL RECORD 283 PAGE 2197  
8.223 ACRES

**LEGEND**

- ⊠ MAG NAIL (FOUND)
- IRON PIN (FOUND)
- 5/8" ⌀ IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE 6140" (FOUND)
- Ⓜ MONUMENT BOX (FOUND)

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: 11/09/18

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

**5.0010± ACRES, DRAINAGE EASEMENT**  
V.M.S. 8926,8927,9391 & 7829  
JEFFERSON TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO, SURVEYED FOR RED HOT PROPANE, LLC.

SCALE : 1" = 100'	JOB No. S181012	CREW: MW
100' 50' 0 100'	SURVEYED 11/08/18	DWN BY: MW
	DRAWN 11/08/18	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **5.0010 Acre Tract** *Surveyed for Red Hot Propane, LLC.*

The following described 5.0010 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8926, 8927 & 9391 and 7829, being part of a 169.152 acre tract (Parcel 08-00902.000, Tract L) conveyed to Emmett M Schrock by Official Record 98 page 1717, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of State Route 29 (60 feet right-of-way) at the North corner of a 16.446 acre tract conveyed to State Route 29 LLC and Ohio Limited Liability Company by Official Record 224 page 1227 and the East corner of said 169.152 acre tract, said mag nail bears North 56° 11' 37" West a distance of 1167.07 feet from a monument box found at the centerline intersection of State Route 29 and State Route 42 (60 feet right-of-way);

Thence, with the Northwest line of said 16.446 acre tract, **South 42° 02' 34" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle 6140" found at 29.97 feet, passing a 5/8 inch diameter iron pin found at the North corner of a 8.223 acre tract conveyed to Donald K Mitchell and Jeffrey D Mitchell, Co-Trustees of the M Maxine Mitchell Trust by Official Record 283 page 2197 at 578.22 feet, a total distance of **687.18 feet** to an iron pin and cap set;

Thence, across said 169.152 acre tract with the following two new courses:

- 1) **North 56° 12' 06" West** a distance of **320.32 feet** to an iron pin and cap set;
- 2) **North 42° 02' 34" East**, passing an iron pin and cap set at 654.17 feet, a total distance of **687.18 feet** to a mag nail set in the centerline of State Route 29;

Thence, with the centerline of State Route 29, **South 56° 12' 06" East** a distance of **320.32 feet** returning to the **Point of Beginning**, containing **5.0010 Acres** more or less.

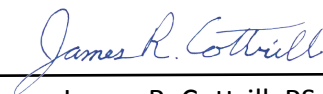
The here-in-above described 5.0010 acre tract is subject to a 30 feet wide Drainage Easement described separately and shown on plat accompany this legal description.

Bearings are based on a GPS observation on May 31, 2018, WGS 1984 Geodetic North.

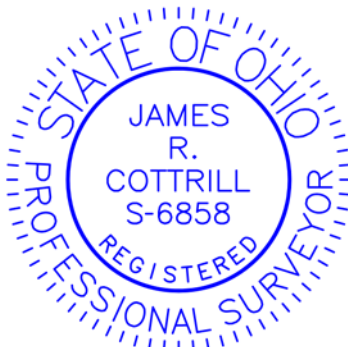
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 November 8, 2018 by James R. Cottrill, PS registration #6858. (Job #S181012-5-0010AC)



James R. Cottrill, PS



# COTTRILL SURVEYING, INC

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## **Drainage Easement** *Surveyed for Red Hot Propane, LLC.*

The following described 30 feet wide drainage easement is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8926, 8927 & 9391, crossing a 169.152 acre tract (Parcel 08-00902.000, Tract L) conveyed to Emmett M Schrock by Official Record 98 page 1717, extending from the southeast line of said 169.152 acre tract to the northwest line of a 5.0010 acre tract surveyed by this surveyor on November 8<sup>th</sup>, 2018 (said 5.0010 acre tract being subject to said easement) and being 15 feet left and right of the following described centerline:

Commencing at a mag nail found in the centerline of State Route 29 (60 feet right-of-way) at the North corner of a 16.446 acre tract conveyed to State Route 29 LLC and Ohio Limited Liability Company by Official Record 224 page 1227 and the East corner of said 169.152 acre tract, said mag nail bears North 56° 11' 37" West a distance of 1167.07 feet from a monument box found at the centerline intersection of State Route 29 and State Route 42 (60 feet right-of-way);

Thence, with the Northwest line of said 16.446 acre tract, South 42° 02' 34" West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle 6140" found at 29.97 feet, a total distance of 416.10 feet to the **True Point of Beginning**;

Thence, with the centerline of said easement, across said 169.152 acre tract with the following two courses:

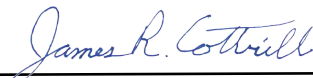
- 1) **North 81° 16' 22" West** a distance of **99.07 feet** to a point;
- 2) **North 52° 31' 43" West** a distance of **234.96 feet** to the terminus of said 30 feet wide drainage easement.

Bearings are based on a GPS observation on May 31, 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 November 8, 2018 by James R. Cottrill, PS registration #6858. (Job #S181012-EASE)

  
James R. Cottrill, PS

