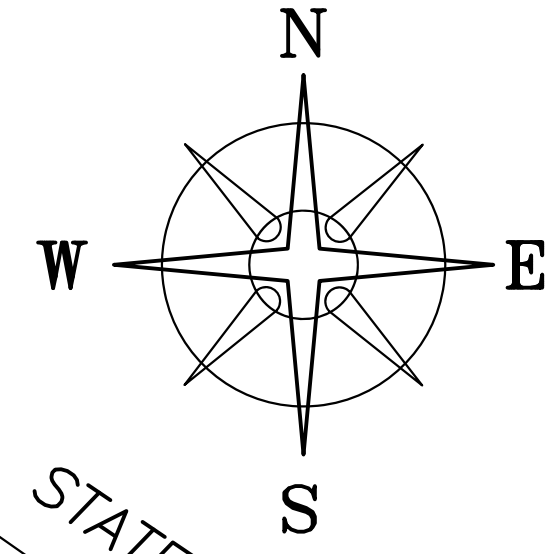
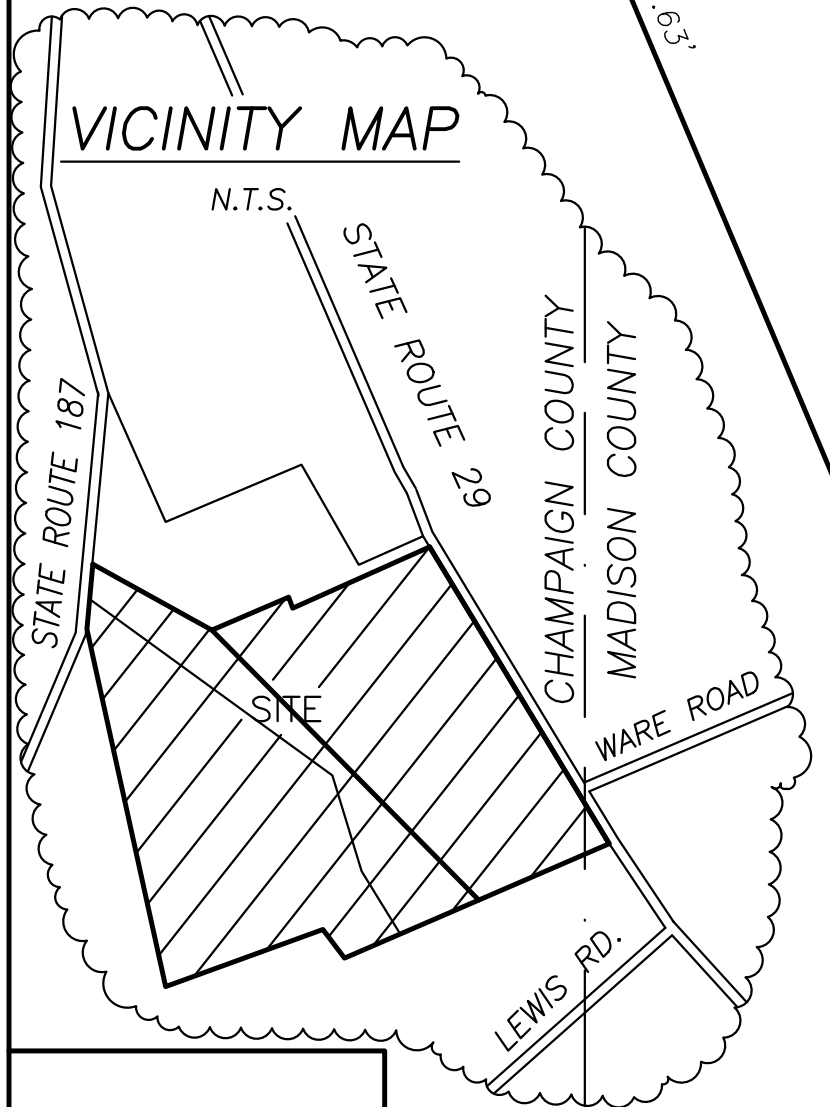
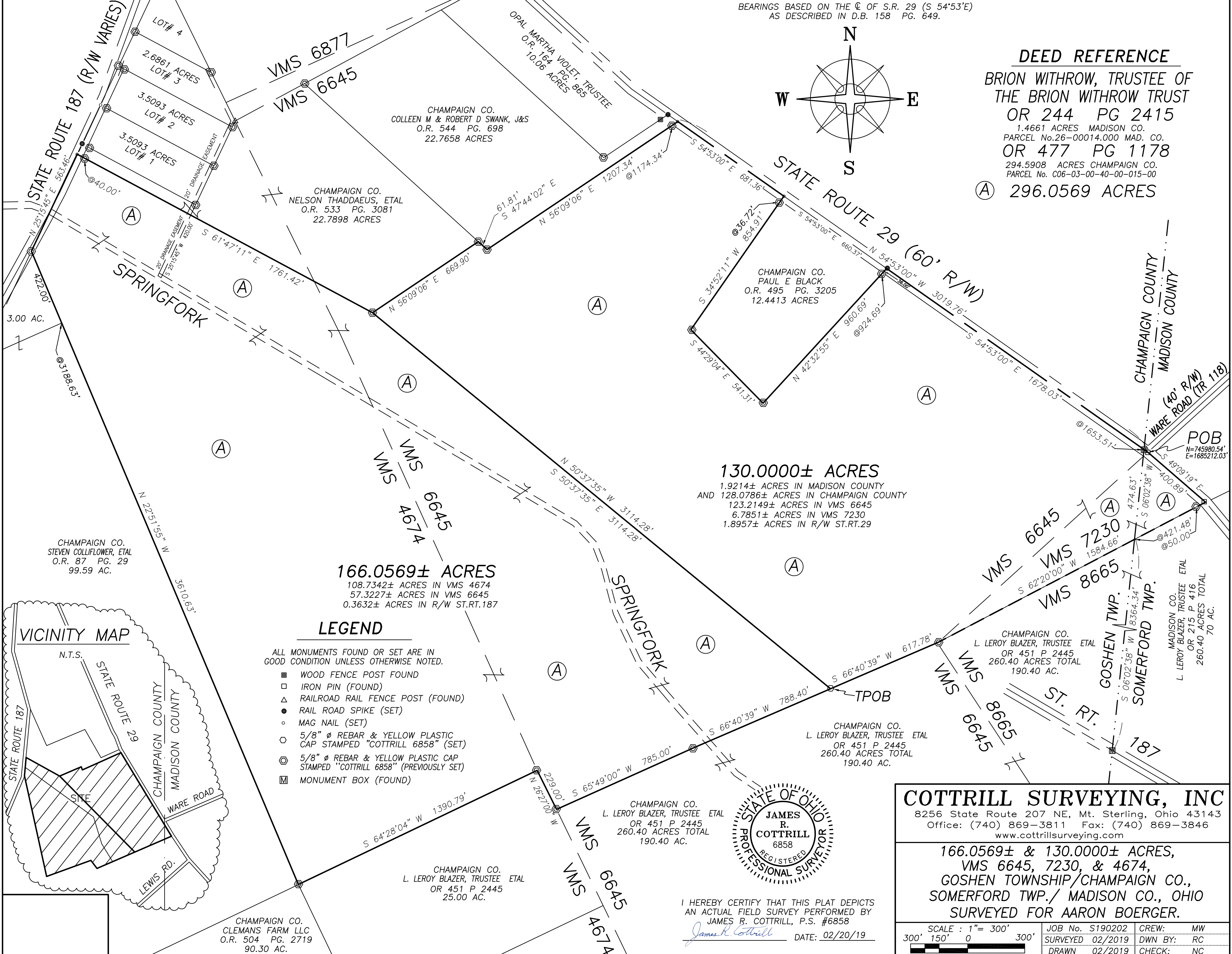


BEARINGS BASED ON THE C. OF S.R. 29 (S 54°53'E)
AS DESCRIBED IN D.B. 158 PG. 649.



DEED REFERENCE
BRION WITHROW, TRUSTEE OF
THE BRION WITHROW TRUST
OR 244 PG 2415
1.4661 ACRES MADISON CO.
PARCEL No.26-00014.000 MAD. CO.
OR 477 PG 1178
294.5908 ACRES CHAMPAIGN CO.
PARCEL No. C06-03-00-40-00-015-00
Ⓐ 296.0569 ACRES

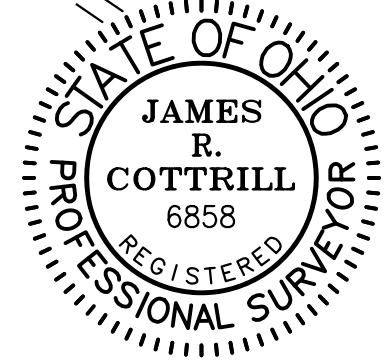


130.0000± ACRES
1.9214± ACRES IN MADISON COUNTY
AND 128.0786± ACRES IN CHAMPAIGN COUNTY
123.2149± ACRES IN VMS 6645
6.7851± ACRES IN VMS 7230
1.8957± ACRES IN R/W ST.RT.29

166.0569± ACRES
108.7342± ACRES IN VMS 4674
57.3227± ACRES IN VMS 6645
0.3632± ACRES IN R/W ST.RT.187

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- WOOD FENCE POST FOUND
 - IRON PIN (FOUND)
 - △ RAILROAD RAIL FENCE POST (FOUND)
 - RAIL ROAD SPIKE (SET)
 - MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ▣ MONUMENT BOX (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 02/20/19

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

166.0569± & 130.0000± ACRES,
VMS 6645, 7230, & 4674,
GOSHEN TOWNSHIP/CHAMPAIGN CO.,
SOMERFORD TWP./ MADISON CO., OHIO
SURVEYED FOR AARON BOERGER.

SCALE : 1" = 300'	JOB No. S190202	CREW: MW
300' 150' 0 300'	SURVEYED 02/2019	DWN BY: RC
	DRAWN 02/2019	CHECK: NC

COTTRILL SURVEYING, INC

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

130.0000 Acre Tract *Surveyed for Aaron Boerger*

The following described 130.0000 acre tract is situated in the State of Ohio, Somerford Township, Madison County, and Goshen Township, Champaign County, VMS 6645 and 7230, being part of a 296.0569 acre tract conveyed to Brion Withrow, Trustee of Brion Withrow Trust by Official Record 244 page 2415 in Madison County (parcel #26-00014.000, 1.4661 acres in Madison County) and Official Record 477 page 1178 (parcel #C06-03-00-40-00-015-00, 294.5908 acres in Champaign County), and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of State Route 29 (60 feet right-of-way) and Ware Road (Township Road 118 Madison County) (40 feet right-of-way), said iron pin is in the line between VMS 6645 and 7230;

Thence, with the centerline of said State Route 29, **South 49° 09' 19" East** a distance of **400.89 feet** to an iron pin found at the northernmost corner of a 260.40 acre tract conveyed to L. Leroy Blazer, Trustee Etal by Official Record 215 page 416 (Madison County, 70 Acres) and Official Record 451 page 2445 (Champaign County, 190.40 Acres), said iron pin is also in the line between VMS 7230 and 8665;

Thence, with the northwest line of said 260.40 acre tract the following two courses:

- 1) **South 62° 20' 00" West**, passing an iron pin and cap previously set at 50.00 feet and the Champaign/Madison County line at 421.48 feet, a total distance of **1584.66 feet** to an iron pin and cap previously set corner to VMS 6645, 7230, and 8665;

- 2) **South 66° 40' 39" West** a distance of **617.78 feet** to an iron pin and cap set;

Thence, with a new line across said 296.0569 acre tract, **North 50° 37' 35" West** a distance of **3114.28 feet** to an iron pin and cap previously set at the southernmost corner of a 22.7898 acre tract conveyed to Nelson Thaddaeus, Etal by Official Record 533 page 3081 (Champaign County);

Thence, with the southeast line of said 22.7898 acre tract, **North 56° 09' 06" East** a distance of **669.90 feet** to an iron pin and cap set in the southwest line of a 22.7658 acre tract conveyed to Colleen M. And Robert D. Swank by Official Record 544 page 698 (Champaign County);

Thence, with said 22.7658 acre tract the following two courses:

- 1) **South 47° 44' 02" East** a distance of **61.81 feet** to an iron pin and cap set previously;

- 2) **North 56° 09' 06" East**, passing an iron pin and cap previously set at 1174.34 feet, a total distance of **1207.34 feet** to a mag nail set in the centerline of said State Route 29;

Thence, with the centerline of said State Route 29, **South 54° 53' 00" East** a distance of **681.36 feet** to a mag nail set at the northernmost corner of a 12.4413

acre tract conveyed to Paul E Black by Official Record 495 page 3205 (Champaign County);

Thence, with said 12.4413 acre tract the following three courses:

- 1) **South 34° 52' 11" West**, passing an iron pin and cap previously set at 36.72 feet, a total distance of **854.91 feet** to an iron pin and cap previously set;
- 2) **South 44° 29' 04" East** a distance of **541.31 feet** to an iron pin and cap previously set;
- 3) **North 42° 32' 55" East**, passing an iron pin and cap set at 924.69 feet, a total distance of **960.69 feet** to a railroad spike set in the centerline of State Route 29;

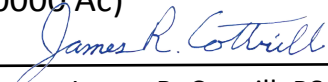
Thence, with the centerline of said State Route 29, **South 54° 53' 00" East**, passing a centerline monument box found on the Champaign/Madison County line at 1653.51 feet, a total distance of **1678.03 feet** returning to the point of beginning containing **130.0000 acres** more or less, of which 128.0786 acres more or less is in Champaign County and 1.9214 acres more or less is in Madison County, 1.8957+/- acres in R/W of State Route 29, 123.2149+/- acres are in VMS 6645, and 6.7851 acres are in VMS 7230.

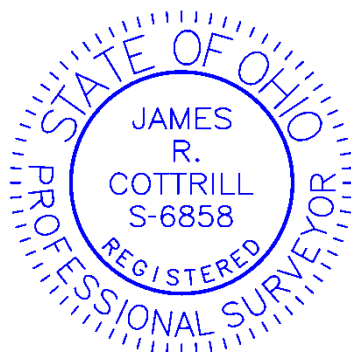
Bearings are based on the centerline of State Route 29 (South 54° 53' West) as described in Deed Book 158 page 649 (Champaign County).

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 February of 2019 by James R. Cottrill, PS registration #6858. (Job #S190202-130-0000 Ac)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

166.0569 Acre Tract Surveyed for Aaron Boerger

The following described 166.0569 acre tract is situated in the State of Ohio, Goshen Township, Champaign County, VMS 4674 and 6645, being part of a 296.0569 acre tract conveyed to Brion Withrow, Trustee of Brion Withrow Trust by Official Record 477 page 1178 (parcel #C06-03-00-40-00-015-00, 294.5908 acres in Champaign County and 1.4661 acres in Madison County), and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of State Route 29 (60 feet right-of-way) and Ware Road (Township Road 118 Madison County) (40 feet right-of-way), said iron pin is in the line between Champaign and Madison County and VMS 6645 and 7230;

Thence, with the centerline of said State Route 29, South 49° 09' 19" East a distance of 400.89 feet to an iron pin found at the northernmost corner of a 260.40 acre tract conveyed to L. Leroy Blazer, Trustee Etal by Official Record 215 page 416 (Madison County, 70 Acres) and Official Record 451 page 2445 (Champaign County, 190.40 Acres), said iron pin is also in the line between VMS 7230 and 8665;

Thence, with the northwest line of said 260.40 acre tract the following two courses:

- 1) South 62° 20' 00" West, passing an iron pin and cap previously set at 50.00 feet a total distance of 1584.66 feet to an iron pin and cap previously set corner to VMS 6645, 7230, and 8665
- 2) South 66° 40' 39" West a distance of 617.78 feet to an iron pin and cap set at **The True Point of Beginning;**

Thence, continuing with the northwest line of said 260.40 acre tract, the following 2 courses:

- 1) **South 66° 40' 39" West** a distance of **788.40 feet** to an iron pin and cap previously set;
- 2) **South 65° 49' 00" West** a distance of **785.00 feet** to an iron pin and cap previously set in the line between VMS 6645 and 4674, also being the East line of a 25.00 acre tract conveyed to L. Leroy Blazer, Trustee Etal by Official Record 451 page 2445 (Champaign County);

Thence, with said 25.00 acre tract, the following two courses:

- 1) **North 26° 27' 00" West** a distance of **229.00 feet** to an iron pin and cap previously set;
- 2) **South 64° 28' 04" West** a distance of **1390.79 feet** to an iron pin and cap previously set corner to a 90.30 acre tract conveyed to Clemens Farm, LLC by Official Record 504 page 2719 (Champaign County) and a 99.59 acre tract conveyed to Steven Colliflower, Etal by Official Record 87 page 29 (Champaign County);

Thence, with the northeast line of said 99.59 acre tract, **North 22° 51' 55" West**, passing the southeast corner of a 3.00 acre tract also conveyed to Steven Colliflower, Etal by Official Record 87 page 29 (Champaign County) at 3188.63 feet, a total distance of **3610.63 feet** to an iron pin and cap previously set at the northernmost corner of said 3.00 acre tract and southeast of the centerline of State Route 187 (right-of-way width varies);

Thence, with the northwest line of said 296.0569 acre tract, **North 25° 15' 45" East** a distance of **563.46 feet** to a mag nail set near the centerline of said State Route 187 at the southwest corner of a 22.7898 acre tract conveyed to Nelson Thaddaeus, Etal by Official Record 533 page 3081 (Champaign County);

Thence, with the southwest line of said 22.7898 acre tract, **South 61° 47' 11" East**, passing an iron pin and cap previously set at 40.00 feet, a total distance of **1761.42 feet** to an iron pin and cap previously set at the southernmost corner of said 22.7898 acre tract;

Thence, with a new line across said 296.0569 acre tract, **South 50° 37' 35" East** a distance of **3114.28 feet** returning to the True Point of Beginning containing **166.0569 acres** more or less, 0.3632+/- acres in R/W of State Route 187, 57.3227+/- acres are in VMS 6645, and 108.7342 acres are in VMS 4674.

Bearings are based on the centerline of State Route 29 (South 54° 53' West) as described in Deed Book 158 page 649 (Champaign County).

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 February of 2019 by James R. Cottrill, PS registration #6858. (Job #S190202-166-0569 Ac)

James R. Cottrill

James R. Cottrill, PS

