

COTTRILL SURVEYING, INC

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49.5711 Acre Tract *Surveyed for Eades Family Farms*

The following described 49.5711 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 5533, being all of a 49.47 acre tract (Parcel 14-00089.000) conveyed to Eades Family Farms LLC by Official Record 255 page 2247, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12, right-of-way width unknown) and Neil Road (Township Road 92, 33 feet right-of-way) and being in the Southeast line of said 49.47 acre tract;

Thence, with the centerline of Old Xenia Road with the following three courses:

- 1) **South 63° 36' 44" West** a distance of **598.88 feet** to a mag nail set;
- 2) **South 65° 35' 08" West** a distance of **976.80 feet** to a mag nail set;
- 3) **South 59° 21' 37" West** a distance of **429.00 feet** to a PK nail found at the Southeast corner of a 244.6821 acre tract conveyed to Eades Family Farms LLC by Official Record 255 page 2251 and in the line between VMS 5533 and 6063;

Thence, with the East line of said 244.6821 acre tract and said VMS line, **North 04° 18' 27" East**, passing an iron pin and cap set at 31.92 feet, a total distance of **1,651.74 feet** to an iron pin and cap set at the corner common to VMS 5533, 8121 and 12830;

Thence, with the South line of said 244.6821 acre tract and the line between VMS 5533 and 8121, **South 86° 02' 26" East**, passing an iron pin and cap set at 1,277.54 feet, a total distance of **1,298.27 feet** to a railroad spike found in the centerline of Neil Road, said railroad spike being the Southwest corner of a 5.002 acre tract conveyed to David R and Lucinda Litchfield, Joint Lives by Official Record 341 page 767;

Thence, with the South line of said 5.002 acre tract and said VMS line, **South 85° 59' 36" East**, passing a bent 1/2 inch diameter iron pipe found at 26.05 feet, passing a 1/2 inch diameter iron pipe found at the Southwest corner of a 143.498 acre tract conveyed to Kavanagh Holdings LLC by Official Record 67 page 521 at 582.50 feet, a total distance of **1,076.46 feet** to an iron pin and cap set at the Northeast corner of said VMS 5533;

Thence, with said 143.498 acre tract and the line between VMS 5533 and 8121, **South 03° 03' 50" West**, passing an iron pin and cap set at the South corner of said 143.498 acre tract at 72.60 feet, a total distance of **118.29 feet** to an iron pin found in the centerline of Old Xenia Road;

Thence, with the centerline of Old Xenia Road, **South 48° 46' 41" West** a distance of **89.99 feet** to a mag nail found at the East corner of a 1.5000 acre tract conveyed to Philip C and Susan M Eades, Joint Lives by Official Record 316 page 827;

Thence, around said 1.5000 acre tract with the following three courses:

- 1) **North 41° 13' 19" West**, passing an iron pin and cap previously set at 25.00 feet, a total distance of **188.32 feet** to an iron pin and cap previously set;
- 2) **South 48° 46' 41" West** a distance of **315.25 feet** to an iron pin and cap previously set;
- 3) **South 22° 36' 39" East**, passing an iron pin and cap previously set at 172.33 feet, a total distance of **198.71 feet** to a mag nail found in the centerline of Old Xenia Road;

Thence, with the centerline of Old Xenia Road, **South 63° 49' 35" West** a distance of **377.94 feet** returning to the Point of Beginning, containing **49.5711 Acres** more or less.

Bearings are based on a GPS observation on June 4, 2009, 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 March 13, 2019 by James R. Cottrill, PS registration #6858. (Job #S190304-49-5711)

James R. Cottrill

James R. Cottrill, PS

