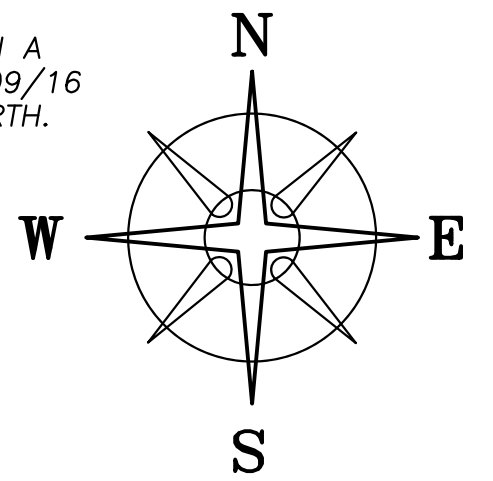


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/09/16
WGS 1984 GEODETIC NORTH.



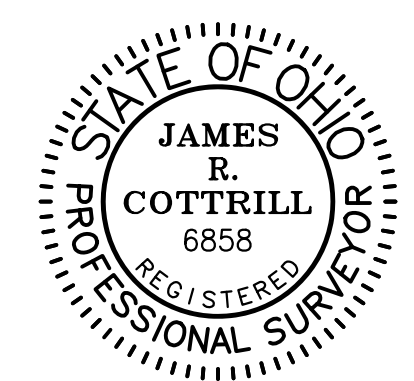
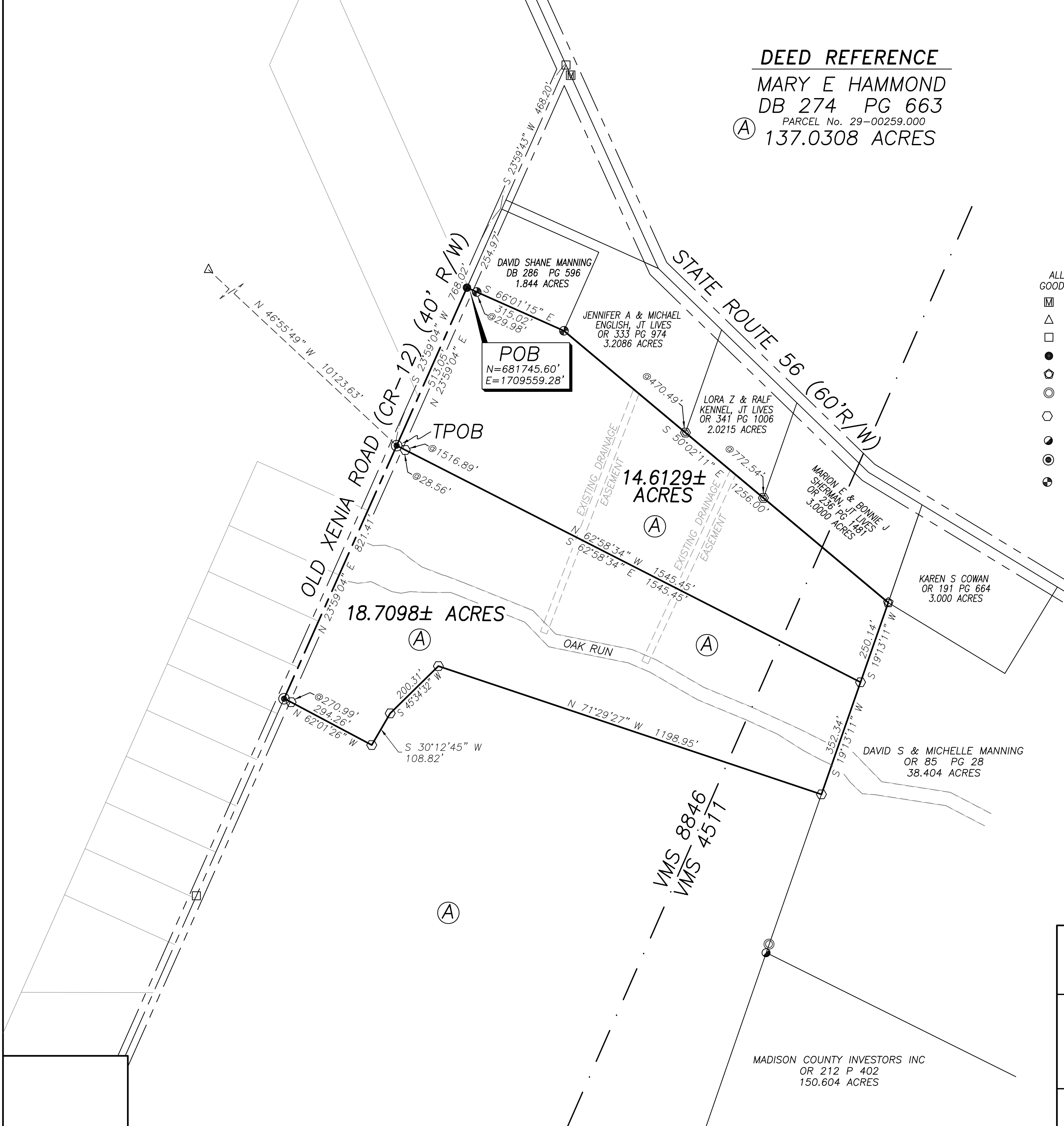
DEED REFERENCE

MARY E HAMMOND
DB 274 PG 663
PARCEL No. 29-00259.000
137.0308 ACRES

LEGEND

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

- ▣ MONUMENT BOX (FOUND)
- △ COUNTY MONUMENT (02-013)
- IRON PIN (FOUND)
- PONY SPIKE (FOUND)
- ⊙ 5/8" ∅ IRON PIN (FOUND)
- ⊙ 3/4" ∅ CONDUIT (FOUND)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 8" WOODEN FENCE POST (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ 3/4" ∅ PIPE & YELLOW PLASTIC
CAP STAMPED "RET 6552" (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 6/18/2019

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

**14.6129± & 18.7098± ACRES,
VMS 4511 & 8846, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HAMMOND**

SCALE : 1" = 200'	JOB No. S190515	CREW: MW
200' 100' 0 200'	SURVEYED 06/2019	DWN BY: NC
	DRAWN 06/2019	CHECK: RC

MADISON COUNTY INVESTORS INC
OR 212 P 402
150.604 ACRES

COTTRILL SURVEYING, INC

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

14.6129 Acre Tract Surveyed for Hammond

The following described 14.6129 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4511 and 8846, being part of a 137.0308 acre tract (Parcel 29-00259.000) conveyed to Mary E Hammond by Deed Book 274 page 663, and being more particularly described as follows:

Beginning at a pony spike found in the centerline of Old Xenia Road (County Road 12, 40 feet right-of-way) at the Southwest corner of a 1.844 acre tract conveyed to David Shane Manning by Deed Book 286 page 596 in the Northwest corner of said 137.0308 acre tract, said pony spike bears South 23° 59' 43" West a distance of 468.20 feet and South 23° 59' 04" West a distance of 254.97 feet from an iron pin found at the centerline intersection of Old Xenia Road and State Route 56 (60 feet right-of-way);

Thence, with the South line of said 1.844 acre tract, **South 66° 01' 15" East**, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found at 29.98 feet, a total distance of **315.02 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found at the Southwest corner of a 3.2086 acre tract conveyed to Jennifer A and Michael English, Joint Lives by Official Record 333 page 974;

Thence, with the Southwest line of said 3.2086 acre tract, South 50° 02' 11" East, passing an iron pin and cap previously set at the Southwest corner of a 2.0215 acre tract conveyed to Lora Z and Ralf Kennel, Joint Lives by Official Record 341 page 1006 at 470.49 feet, passing an iron pin and cap previously set at the Southwest corner of a 3.0000 acre tract conveyed to Marion E and Bonnie J Sherman, Joint Lives by Official Record 236 page 1481 at 772.54 feet, a total distance of 1256.00 feet to a 5/8 inch diameter iron pin found at the Southwest corner of a 3.000 acre tract conveyed to Karen S Cowan by Official Record 191 page 664 and a corner to a 38.404 acre tract conveyed to David S and Michelle Manning by Official Record 85 page 28;

Thence, with the West line of said 38.404 acre tract, **South 19° 13' 11" West** a distance of **250.14 feet** to an iron pin and cap set;

Thence, with a new line across said 137.0308 acre tract, **North 62° 58' 34" West**, passing an iron pin and cap set at 1516.89 feet, a total distance of **1545.45 feet** to a mag nail set in the centerline of Old Xenia Road;

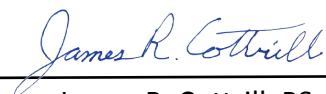
Thence, with the centerline of Old Xenia Road, **North 23° 59' 04" East** a distance of **513.05 feet** returning to the **True Point of Beginning**, containing **14.6129 Acres** more or less.

Bearings are based on a GPS observation on May 9, 2016, 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 June 6, 2019 by James R. Cottrill, PS registration #6858. (Job #S190515-14-6129)



James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

18.7098 Acre Tract Surveyed for Hammond

The following described 18.7098 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4511 and 8846, being part of a 137.0308 acre tract (Parcel 29-00259.000) conveyed to Mary E Hammond by Deed Book 274 page 663, and being more particularly described as follows:

Commencing at a pony spike found in the centerline of Old Xenia Road (County Road 12, 40 feet right-of-way) at the Southwest corner of a 1.844 acre tract conveyed to David Shane Manning by Deed Book 286 page 596 in the Northwest corner of said 137.0308 acre tract, said pony spike bears South 23° 59' 43" West a distance of 468.20 feet and South 23° 59' 04" West a distance of 254.97 feet from an iron pin found at the centerline intersection of Old Xenia Road and State Route 56 (60 feet right-of-way);

Thence, with the centerline of Old Xenia Road, South 23° 59' 04" West a distance of 513.05 feet to a mag nail set at the **True Point of Beginning**;

Thence, with a new line across said 137.0308 acre tract, **South 62° 58' 34" East**, passing an iron pin and cap set at 28.56 feet, a total distance of **1545.45 feet** to an iron pin and cap set in the West line of a 38.404 acre tract conveyed to David S and Michelle Manning by Official Record 85 page 28;

Thence, with the West line of said 38.404 acre tract, **South 19° 13' 11" West** a distance of **352.34 feet** to an iron pin and cap set;

Thence, across said 137.0308 acre tract with the following four new courses:

- 1) **North 71° 29' 27" West** a distance of **1198.95 feet** to an iron pin and cap set;
- 2) **South 45° 34' 32" West** a distance of **200.31 feet** to an iron pin and cap set;
- 3) **South 30° 12' 45" West** a distance of **108.82 feet** to an iron pin and cap set;
- 4) **North 62° 01' 26" West**, passing an iron pin and cap set at 270.99 feet, a total distance of **294.26 feet** to a mag nail set in the centerline of Old Xenia Road;

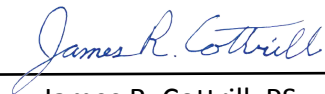
Thence, with the centerline of Old Xenia Road, **North 23° 59' 04" East** a distance of **821.41 feet** returning to the **True Point of Beginning**, containing **18.7098 Acres** more or less.

Bearings are based on a GPS observation on May 9, 2016, 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 June 6, 2019 by James R. Cottrill, PS registration #6858. (Job #S190515-18-7098)



James R. Cottrill, PS

