



# COTTRILL SURVEYING, INC

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## 246.3515 Acre Tract Surveyed for Trimmer

The following described 246.3515 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 6062, 6101, 6265, 10477, 14480, being all of a 70.521 acre tract (Parcel 14-00166.000, Parcel Two, First Tract), all of a 66.67 acre tract (Parcel 14-00166.000, Parcel Two, Second Tract, 72.30 original acres), all of a 74.5 acre tract (Parcel 14-00166.000, Parcel Two, Third Tract, 96.75 original acres), and all of a 33.0845 acre tract (Parcel 14-00167.000, Parcel Two, Fourth Tract) all conveyed to Bruce D and Christie D Crain, Co-Trustees of the Crain Family Revocable Trust Agreement dated 12/29/19 and Randy M and Beverly S Miller, Co-Trustees of the Miller Family Revocable Trust Agreement dated 12/29/99 by Official Record 303 page 754, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 38 (60 feet right-of-way) at the Northeast corner of a 50.43 original acre tract conveyed to Frederick Eugene and Marian M Fisher, Trustees by Deed Book 298 page 102 and the Southeast corner of said 66.67 acre tract, said mag nail bears North 04° 06' 15" West a distance of 2234.80 feet from a monument box found at the centerline intersection of State Route 38 and Linson Road (County Road 17, 45 feet right-of-way);

Thence, with the North line of said 50.43 original acre tract with the following three courses:

- 1) **North 85° 33' 21" West**, passing an angle iron fence post found at 31.05 feet, a total distance of **421.11 feet** to a 3/4 inch square iron pin found;
- 2) **South 04° 36' 39" West** a distance of **281.81 feet** to an iron pin and cap set;
- 3) **North 85° 55' 41" West**, passing the Northeast corner of a 11.67 acre tract conveyed to Frederick Eugene and Marian M Fisher, Trustees by Deed Book 298 page 102 at 1581.36 feet, a total distance of **2106.11 feet** to a 3/4 inch square iron pin found in the East line of a 51.2576 acre tract conveyed to Frederick Eugene and Marian M Fisher, Trustees by Deed Book 298 page 107 and in the line between VMS 6265 and 10477;

Thence, with the East line of said 51.2576 acre tract and said VMS line, **North 04° 51' 47" East** a distance of **373.51 feet** to a 3/4 inch diameter iron pipe found at the Southeast corner of said 33.0845 acre tract;

Thence, with the North line of said 51.2576 acre tract, **North 84° 48' 09" West** a distance of **1441.06 feet** to a 3/4 inch diameter iron pipe found at the Northeast corner of a 19.9039 acre tract conveyed to James Edwin Hunter by Official Record 304 page 2623;

Thence, with the North line of said 19.9039 acre tract, **North 84° 43' 23" West** a distance of **725.07 feet** to a 3/4 inch diameter iron pipe found in the Northeast line of a 127.7295 acre tract conveyed to Stephen E and Rebecca H Davis by Deed Book 289 page 58 and in the line between VMS 6265 and 13112;

Thence, with the Northeast line of said 127.7295 and said VMS line with the following three courses:

- 1) **North 21° 03' 29" West** a distance of **629.53 feet** to an angle iron fence post found at the Southwest corner of said 74.5 acre tract and the East corner common to VMS 5533 and 13112;
- 2) continuing with the VMS line between VMS 5533 and 6265, **North 25° 59' 45" West** a distance of **118.37 feet** to a 3/4 inch diameter iron pipe and cap stamped "RET 6552" found;
- 3) **North 06° 35' 20" East** a distance of **855.14 feet** to an angle iron fence post found at the South corner of a 332.75 acre tract conveyed to Agricultural Lands LTD by Official Record 67 page 290;

Thence, with said 332.75 acre tract with the following two courses:

- 1) **North 06° 51' 40" East** a distance of **657.84 feet** to an angle iron fence post found;

- 2) **South 82° 40' 38" East**, passing an angle iron fence post found at the Southwest corner of a 328.05 acre tract conveyed to Marian M Fisher Trustee by Official Record 65 page 372 at 1254.27 feet, a total distance of **2102.87 feet** to an iron pin and cap set in the West line of said 70.521 acre tract;

Thence, with said 328.05 acre tract with the following two courses:

- 1) **North 04° 22' 29" East** a distance of **455.76 feet** to an iron pin and cap set;
- 2) **South 84° 27' 49" East** a distance of **1015.90 feet** to a 2 inch diameter metal fence post in concrete found at the Northwest corner of a 15.058 acre tract conveyed to Marian M Fisher, Trustee by Official Record 65 page 372;

Thence, around said 15.058 acre tract with the following two courses:

- 1) **South 05° 00' 57" West** a distance of **756.09 feet** to a 2 inch diameter metal fence post found (cut off at grade);
- 2) **South 84° 49' 12" East**, passing a 5/8 inch diameter rebar replacing an iron pipe found at the Southwest corner of an 11.192 acre tract conveyed to Michael D Amling, TOD by Official Record 286 page 575 at 932.56 feet, a total distance of **1179.49 feet** to a 1/4 inch diameter iron pin found at the Northwest corner of a 1.779 acre tract conveyed to Janice M Spurgeon by Official Record 342 page 1217;

Thence, around said 1.779 acre tract with the following two courses:

- 1) **South 01° 03' 33" West** a distance of **200.28 feet** to a 5/8 inch diameter rebar found;
- 2) **South 84° 45' 00" East**, passing a 3/4 inch diameter iron pipe found at 365.93 feet, a total distance of **391.47 feet** to a mag nail set in the centerline of State Route 38;

Thence, with the centerline of State Route 38 with the following two courses:

- 1) **South 00° 58' 52" East**, passing an iron pin found at the Northeast corner of said 66.67 acre tract at 722.01 feet, a total distance of **848.26 feet** to an iron pin found;
- 2) **South 09° 02' 55" East** a distance of **821.92 feet** returning to the **Point of Beginning**, containing **246.3515 Acres** more or less, of which 71.4153 acres more or less is all of said 70.521 acre tract, 65.6075 acres more or less is all of said 66.67 acre tract, 76.2487 acres more or less is all of said 74.5 acre tract and 33.0800 acres more or less is all of said 33.0845 acre tract.

Bearings are based on a GPS observation on November 8, 2019, 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 11, 2019 by James R. Cottrill, PS registration #6858. (Job #S191002-246-3515)

  
James R. Cottrill, PS

