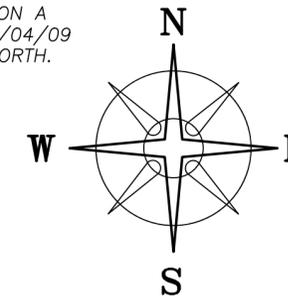


DEED REFERENCE

WEIMER HOLDINGS LTD (1/2) &  
LORETTA J WEIMER, TRUSTEE (1/2)  
OR 120 PG 1005  
PARCEL No. 14-00276.000  
80.091 ACRES  
84.25 ORIGINAL ACRES

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/04/09  
WGS 1984 GEODETIC NORTH.



KAVANAGH HOLDINGS LLC  
OR 67 PG 521  
143.498 ACRES  
148.51 ORIG. ACRES

COWDEN FAMILY FARM LLC  
OR 329 PG 663  
224.852 ACRES

40.6101± ACRES (A)

40.6100± ACRES (A)

KAVANAGH HOLDINGS LLC  
OR 67 PG 521  
143.498 ACRES  
148.51 ORIG. ACRES

JOHN C & LISA ANN  
WEIMER, JT LIVES  
OR 265 PG 1419  
4.159 ACRES

TPOB  
N=668600.879'  
E=1682698.304'

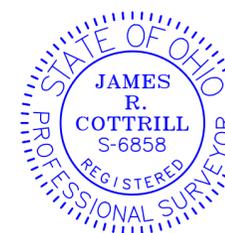
TPOB

POINT OF COMMENCEMENT  
N=665949.46'  
E=1679854.21'

LEGEND

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

- ▲ 3" METAL FENCE POST (FOUND)
- 5/8" Ø REBAR (FOUND)
- IRON PIN (FOUND)
- 1" SOLID IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 07/12/19

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

**FARM SPLIT,  
VMS 8121, PAINT TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR WEIMER**

SCALE : 1" = 200'	JOB No. S190610	CREW: MW
200' 100' 0 200'	SURVEYED 07/2019	DWN BY: NC
	DRAWN 07/2019	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 40.6100 Acre Tract Surveyed for Weimer

The following described 40.6100 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8121, being part of a 80.091 acre tract (Parcel 14-00276.000, 84.25 original acres) conveyed to Weimer Holdings LTD (1/2 interest) and Loretta J Weimer, Trustee (1/2 interest) by Official Record 120 page 1005, and being more particularly described as follows:

Commencing at a rail road spike found at the centerline intersection of Old Xenia Road (County Road 12, unknown right-of-way width) and Neil Road (Township Road 92, 33 feet right-of-way); Thence, North 54° 49' 23" East a distance of 1787.53 feet to a point in the centerline of Old Xenia Road at the South corner of a 4.159 acre tract conveyed to John C and Lisa and Lisa Ann Weimer, Joint Lives by Official Record 265 page 1419;

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

- 1) North 54° 58' 50" East a distance of 48.00 feet to an iron pin found;
- 2) North 43° 33' 55" East a distance of 495.36 feet to a mag nail set at the South corner of said 80.091 acre tract and being the **True Point of Beginning**:

Thence, around said 4.159 acre tract with the following three courses:

- 1) **North 52° 16' 30" West**, passing an iron pin and cap set at 35.00 feet, a total distance of **139.40 feet** to an iron pin and cap set;
- 2) **South 76° 43' 30" West** a distance of **331.00 feet** to an iron pin and cap set;
- 3) **North 72° 22' 30" West** a distance of **495.00 feet** to a point in the Northeast line of a 143.498 acre tract conveyed to Kavanagh Holdings LLC by Official Record 67 page 521;

Thence, with said 143.498 acre tract with the following two courses:

- 1) **North 43° 48' 43" West** a distance of **1087.93 feet** to a 1 inch solid iron pin found;
- 2) **North 46° 14' 47" East** a distance of **1076.59 feet** to an iron pin and cap set;

Thence, with a new line across said 80.091 acre tract, **South 43° 41' 09" East**, passing an iron pin and cap set at 1763.96 feet, a total distance of **1790.62 feet** to a mag nail set in the centerline of Old Xenia Road;

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

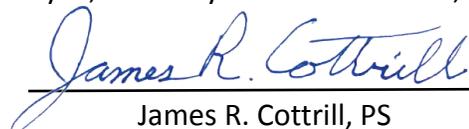
- 1) **South 35° 08' 42" West** a distance of **86.91 feet** to a railroad spike found;
- 2) **South 43° 33' 55" West** a distance of **445.53 feet** returning to the **True Point of Beginning**, containing **40.6100 Acres** more or less.

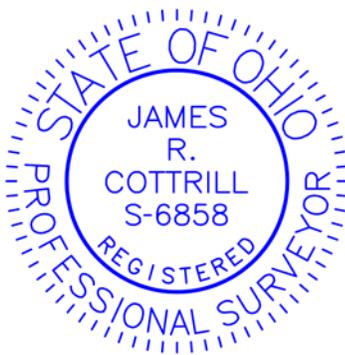
Bearings are based on a GPS observation on June 4, 2009 WGS 1984 Geodetic North.

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 July 3, 2019 by James R. Cottrill, PS registration #6858. (Job #S190610-40-6100)

  
James R. Cottrill, PS



# COTTRILL SURVEYING, INC

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

## 40.6101 Acre Tract Surveyed for Weimer

The following described 40.6101 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8121, being part of a 80.091 acre tract (Parcel 14-00276.000, 84.25 original acres) conveyed to Weimer Holdings LTD (1/2 interest) and Loretta J Weimer, Trustee (1/2 interest) by Official Record 120 page 1005, and being more particularly described as follows:

Commencing at a rail road spike found at the centerline intersection of Old Xenia Road (County Road 12, unknown right-of-way width) and Neil Road (Township Road 92, 33 feet right-of-way); Thence, North 54° 49' 23" East a distance of 1787.53 feet to a point in the centerline of Old Xenia Road at the South corner of a 4.159 acre tract conveyed to John C and Lisa and Lisa Ann Weimer, Joint Lives by Official Record 265 page 1419;

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

- 1) North 54° 58' 50" East a distance of 48.00 feet to an iron pin found;
- 2) North 43° 33' 55" East a distance of 940.89 feet to a railroad spike found;
- 3) North 35° 08' 42" East a distance of 1155.27 feet to a mag nail found at the South corner of a 224.852 acre tract conveyed to Cowden Family Farms LLC and the East corner of said 80.091 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Old Xenia Road, **South 35° 08' 42" West** a distance of **1068.35 feet** to a mag nail set;

Thence, with a new line across said 80.091 acre tract, **North 43° 41' 09" West**, passing an iron pin and cap set at 26.66 feet, a total distance of **1790.62 feet** to an iron pin and cap set in the Southeast line of a 143.498 acre tract conveyed to Kavanagh Holdings LLC by Official Record 67 page 521;

Thence, with the Southeast line of said 143.498 acre tract, **North 46° 14' 47" East**, passing a 3 inch metal fence post found at 1044.33 feet, a total distance of **1048.12 feet** to an iron pin and cap set in the Southwest line of said 224.852 acre tract;

Thence, with the Southwest line of said 224.852 acre tract, **South 43° 41' 09" East**, passing an iron pin and cap set at 1534.91 feet, passing a broken 3 inch metal fence post found at 1557.92 feet, a total distance of **1584.91 feet** returning to the **True Point of Beginning**, containing **40.6101 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 July 3, 2019 by James R. Cottrill, PS registration #6858. (Job #S190610-40-6101)

  
James R. Cottrill, PS

