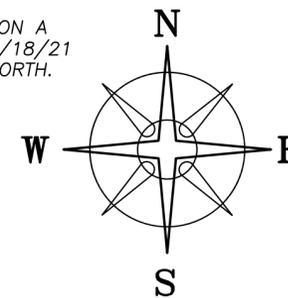


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 02/18/21
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
WILLIAM A MORCHER (1/4),
BELINDA J KIMMET (1/4),
BRENDA J LEWIS (1/4) &
BARBARA E PRICE (1/4)
OR 335 PG 258
PARCEL No. 29-00433.001
Ⓐ 7.7189 ACRES

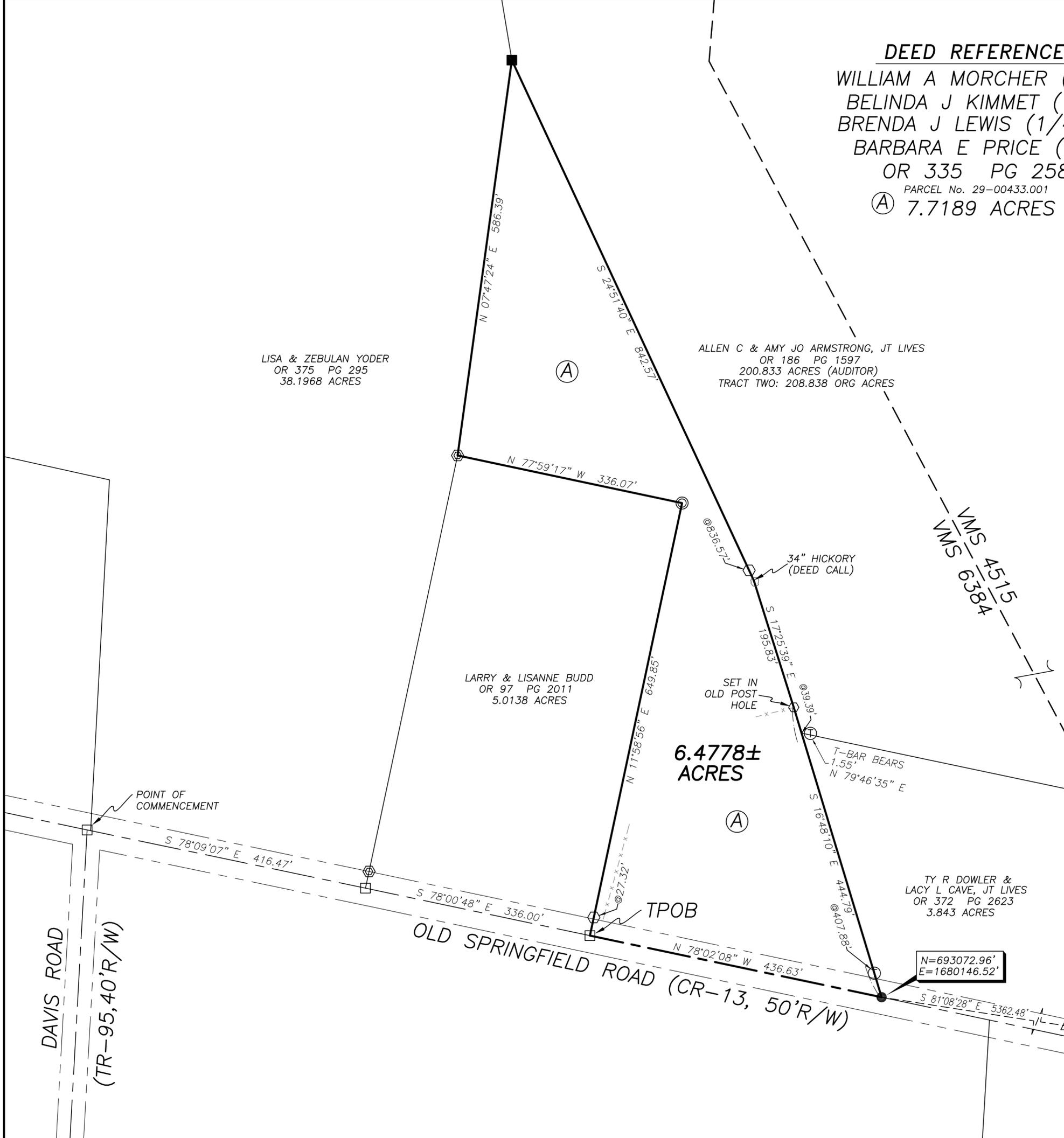
LISA & ZEBULAN YODER
OR 375 PG 295
38.1968 ACRES

ALLEN C & AMY JO ARMSTRONG, JT LIVES
OR 186 PG 1597
200.833 ACRES (AUDITOR)
TRACT TWO: 208.838 ORG ACRES

LEGEND

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

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 12-43 (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 10/25/21

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**6.4778± ACRES,
VMS 6384, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MORCHER.**

SCALE : 1" = 100'	JOB No. S210911	CREW: MW
100' 50' 0 100'	SURVEYED 10/22/21	DWN BY: NC
	DRAWN 10/25/21	CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

6.4778 Acre Tract Surveyed for Morcher

The following described 6.4778 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 6384, being all of a 7.7189 acre tract (Parcel 29-00433.001) conveyed to William A Morcher (1/4), Belinda J Kimmet (1/4), Brenda J Lewis (1/4) and Barbara E Prince (1/4) by Official Record 335 page 258 and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Old Springfield Road (County Road 13, 50 feet right-of-way) and Davis Road (Township Road 95, 40 feet right-of-way);

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

- 1) South 78° 09' 07" East a distance of 416.47 feet to an iron pin found;
- 2) South 78° 00' 48" East a distance of 336.00 feet to an iron pin found at the Southeast corner of a 5.0138 acre tract conveyed to Larry and Lisanne Budd by Official Record 97 page 2011, being a corner to said 7.7189 acre tract and being the **True Point of Beginning**;

Thence, around said 5.0138 acre tract with the following two courses:

- 1) **North 11° 58' 56" East**, passing an iron pin and cap set at 27.32 feet, a total distance of **649.85 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 77° 59' 17" West** a distance of **336.07 feet** to an iron pin and cap previously set at a corner to a 38.1968 acre tract conveyed to Lisa and Zebulan Yoder by Official Record 375 page 295;

Thence, with the East line of said 38.1968 acre tract, **North 07° 47' 24" East** a distance of **586.39 feet** to a 5/8 inch diameter iron pin found at a corner to a 200.833 acre tract conveyed to Allen C and Amy Jo Armstrong, Joint Lives by Official Record 186 page 1597;

Thence, with the Southwest line of said 200.833 acre tract with the following three courses:

- 1) **South 24° 51' 40" East**, passing an iron pin and cap set at 836.57 feet, a total distance of **842.57 feet** to a 34 inch diameter hickory tree;
- 2) **South 17° 25' 39" East** a distance of **195.83 feet** to an iron pin and cap set;
- 3) **South 16° 48' 10" East**, passing the Northwest corner of a 3.843 acre tract conveyed to Ty R Dowler and Lacy L Cave, Joint Lives by Official Record 372 page 2623 at 39.39 feet, passing a T-bar found at 407.88 feet, a total distance of **444.79 feet** to a railroad spike found in the centerline of Old Springfield Road;

Thence, with the centerline of Old Springfield Road, **North 78° 02' 08" West** a distance of **436.63 feet** returning to the **True Point of Beginning**, containing **6.4778 Acres** more or less.

Bearings are based on a GPS observation on February 18, 2021, 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 Surveying"

This description is based on a field survey performed October 22, 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210911-6.4778)




Nathan L. Cottrill, PS #8821