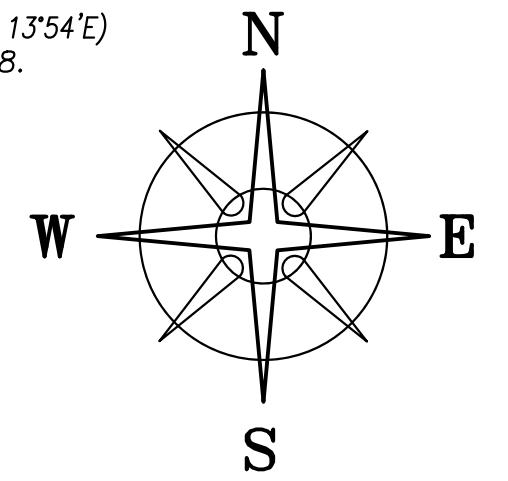
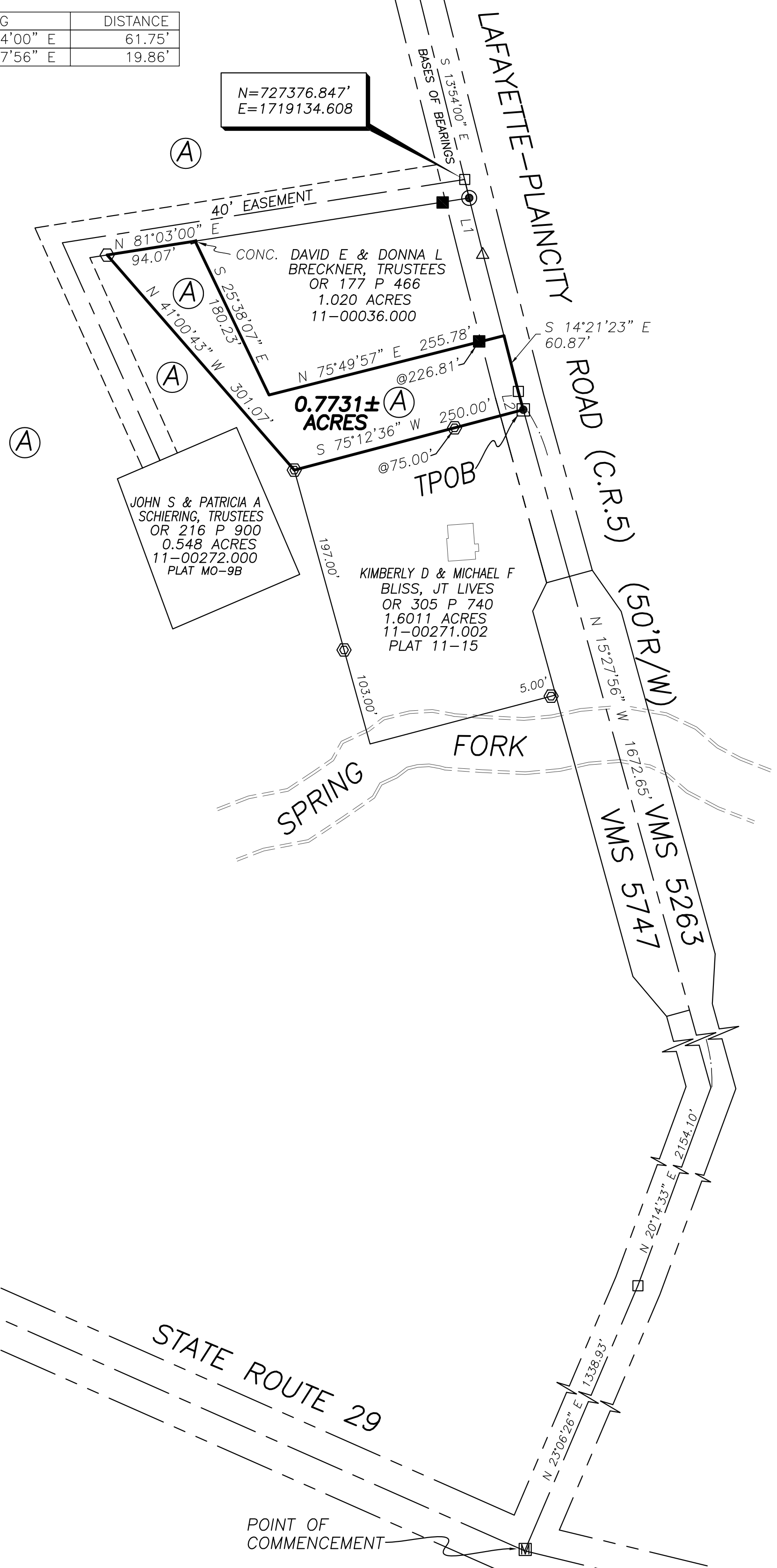


LINE	BEARING	DISTANCE
L1	S 13°54'00" E	61.75'
L2	S 15°27'56" E	19.86'

BEARINGS ARE BASED ON THE C OF LAFAYETTE-PLAINCITY ROAD (S 13°54'E)  
AS DESCRIBED IN OFFICIAL RECORD 178 PAGE 2378.

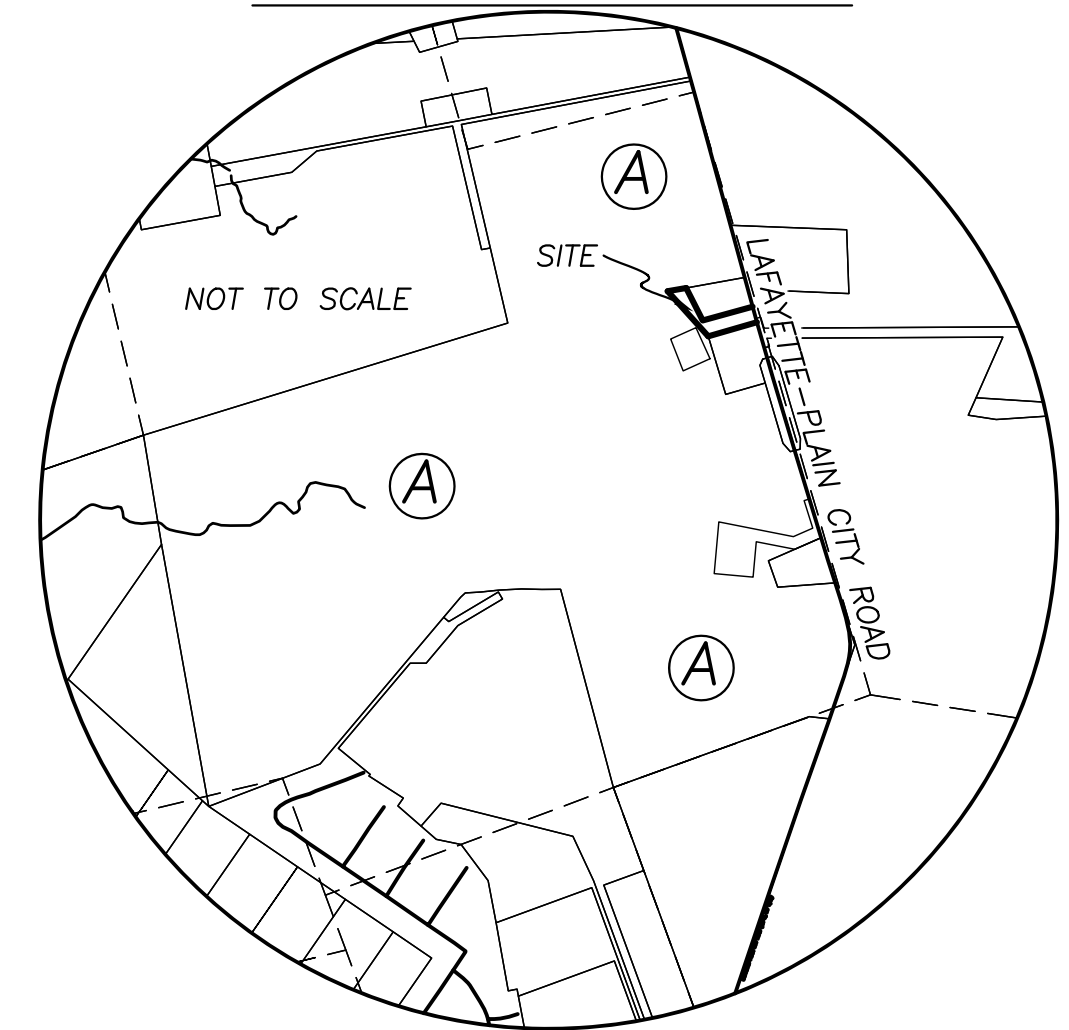


N=727376.847'  
E=1719134.608



**DEED REFERENCE**  
SCHIERING, LLC  
OR 252 PG 456  
152.6019 ACRES  
PARCEL No. 11-00271.000

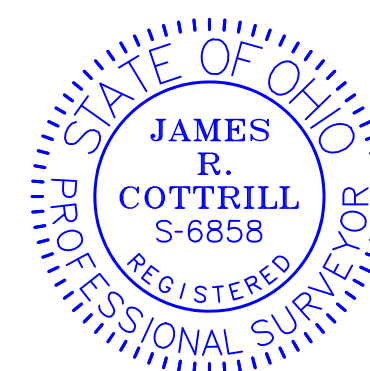
LOCATION MAP



**LEGEND**

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

- ☐ MONUMENT BOX (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊙ MAG NAIL (FOUND)
- MAG NAIL (SET)
- △ MAG (SET) OVER IRON PIN (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 JAMES R. COTTRILL, P.S. #6858

*James R. Cottrill* DATE: 09/20/21

**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

**0.7731± ACRES,  
VMS 5747, MONROE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SCHIERING, LLC**

SCALE : 1" = 100'  
100' 50' 0 100'

JOB No. S210523 CREW: MW  
SURVEYED 07/2021 DWN BY: JRC  
DRAWN 09/2021 CHECK: NC

STATE ROUTE 29

POINT OF COMMENCEMENT

# COTTRILL SURVEYING, INC

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

## 0.7731 Acre Tract Surveyed for Breckner

The following described 0.7731 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, being part of a 152.6019 acre tract (Parcel #11-00271.000) conveyed to Schiering LLC by Official Record 252 page 456 and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 29 (60 feet right-of-way) with Lafayette-Plain City Road (County Road 5)(50 feet right-of-way);

Thence, with the centerline of said Lafayette-Plain City Road the following 3 courses:

- 1) North 23° 06' 26" East a distance of 1338.93 feet to an iron pin found
- 2) North 20° 14' 33" East a distance of 2154.10 feet
- 3) North 15° 27' 56" West a distance of 1672.65 feet to a mag nail found at the Northeast corner of a 1.6011 acre tract conveyed to Kimberly D and Michael F Bliss, Joint Lives by Official Record 305 page 740 and **The True Point of Beginning;**

Thence, with the North line of said 1.6011 acre tract, **South 75 ° 12' 36" West**, passing an iron pin and cap previously set at 75.00 feet, a total distance of **250.00 feet** to an iron pin and cap previously set;

Thence, with a new line across said 152.6019 acre tract, **North 41° 00' 43" West** a distance of **301.07 feet** to an iron pin and cap set in the South line of a 40 feet easement;

Thence, continuing across said 152.6019 acre tract and the South line of said easement, **North 81° 03' 00" East** a distance of **94.07 feet** to the Northeast corner of a 1.020 acre tract conveyed to David E and Donna L Breckner by Official Record 177 page 466;

Thence, around said 1.020 acre tract with the following two courses:

- 1) **South 25° 38' 07" East** a distance of **180.23 feet** to a point;
- 2) **North 75° 49' 57" East**, passing a 5/8 inch diameter iron pin found at 226.81 feet, a total distance of **255.78 feet** to the centerline of Lafayette-Plain City Road;

Thence, with the centerline of said Lafayette-Plain City Road the following two courses:

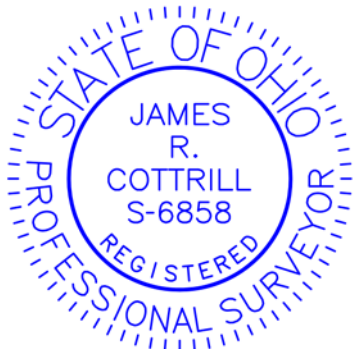
- 1) **South 14° 21' 23" East** a distance of **60.87 feet** to an iron pin found;
- 2) **South 15° 27' 56" East** a distance of **19.86 feet** returning to **The True Point of Beginning** containing **0.7731 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 2021 by James R. Cottrill, PS registration #6858. (Job #S210523-0-7731)



  
James R. Cottrill, PS #6858