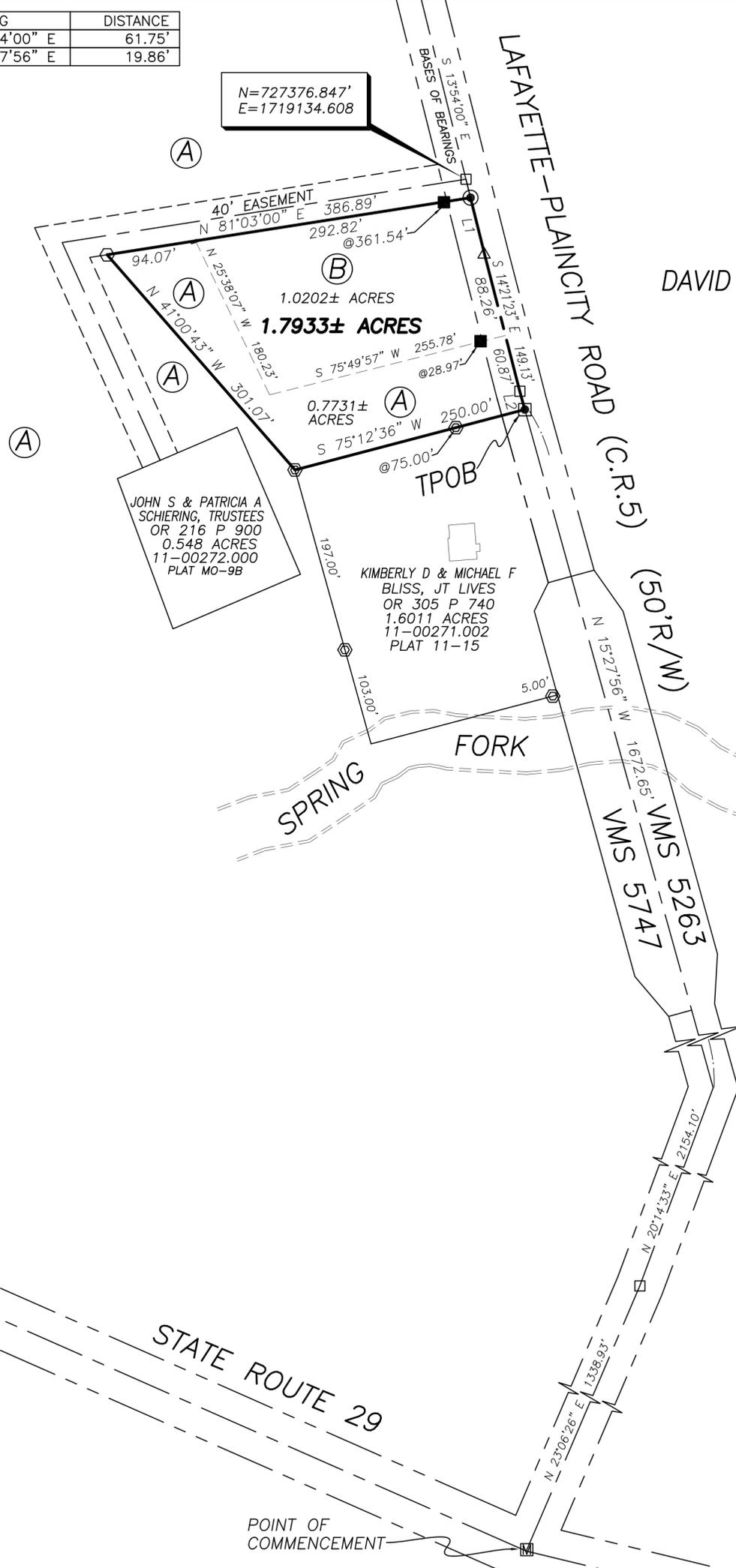
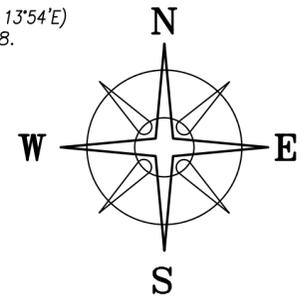


LINE	BEARING	DISTANCE
L1	S 13°54'00" E	61.75'
L2	S 15°27'56" E	19.86'

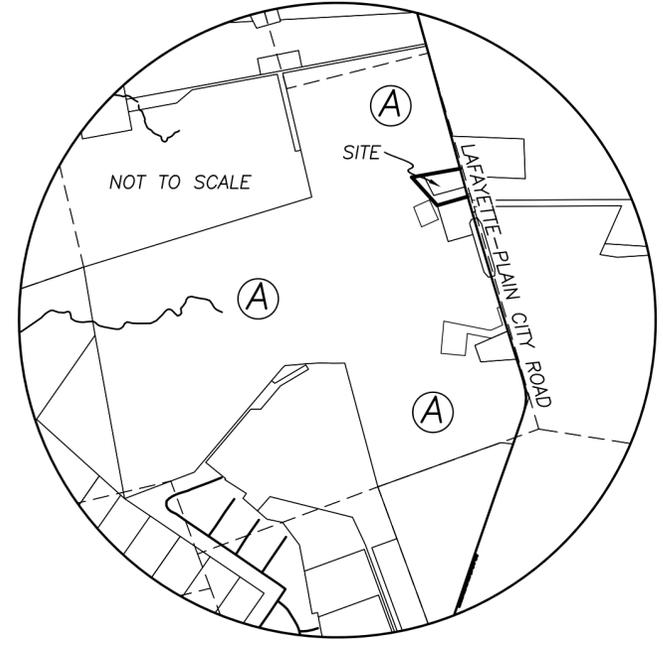
BEARINGS ARE BASED ON THE C OF LAFAYETTE-PLAINCITY ROAD (S 13°54'E)  
AS DESCRIBED IN OFFICIAL RECORD 178 PAGE 2378.



**DEED REFERENCE**

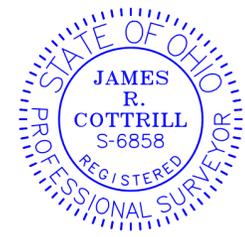
SCHIERING, LLC  
OR 252 PG 456  
① 152.6019 ACRES  
PARCEL No.11-00271.000  
DAVID E & DONNA L BRECKNER, TRUSTEES  
OF THE BRECKNER FAMILY REVOCABLE LIVING TRUST  
OR 177 P 466  
② 1.020 ACRES  
PARCEL No.11-00036.000

**LOCATION MAP**



**LEGEND**

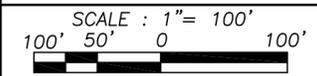
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
  - IRON PIN (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - ⊙ MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - △ MAG (SET) OVER IRON PIN (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊙ 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: 07/19/21

**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

**1.7933± ACRES,  
VMS 5747, MONROE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SCHIERING, LLC**



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

# COTTRILL SURVEYING, INC

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

## 1.7933 Acre Tract Surveyed for Breckner

The following described 1.7933 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 all of a 1.020 acre tract (Parcel #11-00036.000) conveyed to David E and Donna L Breckner by Official Record 177 page 466 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, 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**, passing the Northwest corner of said 1.020 acre tract at 94.07 feet and continuing along the North line of said 1.020 acre tract, passing a 5/8 inch diameter iron pin found at 361.54 feet, a total distance of **386.89 feet** to a mag nail set in the centerline of said Lafayette-Plain City Road;

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

- 1) **South 13° 54' 00" East** a distance of **61.75 feet** to a Mag nail set over an iron pin found
- 2) **South 14° 21' 23" East**, passing the Southeast corner of said 1.020 acre tract at 88.26 feet, a total distance of **149.13 feet** to an iron pin found
- 3) **South 15° 27' 56" East** a distance of **19.86 feet** returning to **The True Point of Beginning** containing **1.7933 Acres** more or less of which 0.7731 acres more or less is part of said 152.6019 acre tract and 1.0202 acres more or less is all of said 1.020 acre tract.

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 #S210523-1-7933)



  
James R. Cottrill, PS #6858