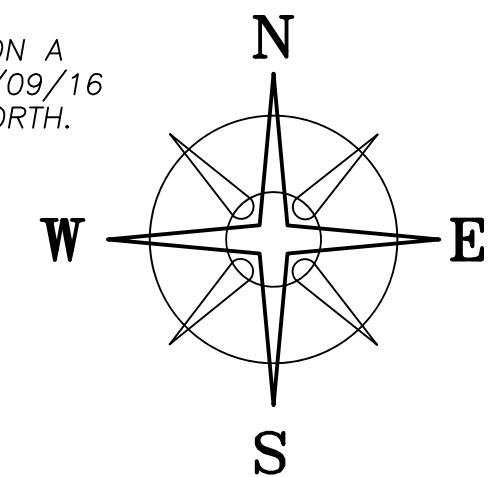


BEARINGS ARE BASED ON A GPS OBSERVATION ON 05/09/16 WGS 1984 GEODETIC NORTH.



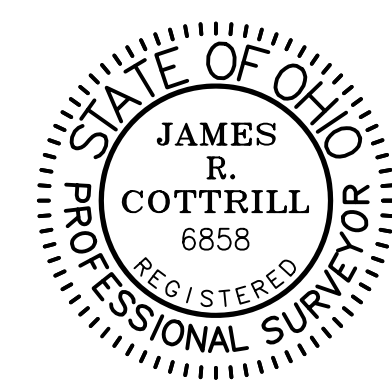
**DEED REFERENCE**

MARY E HAMMOND  
DB 274 PG 663  
PARCEL No. 29-00259.000  
118.321 ACRES  
158.24 ORG ACRES

**LEGEND**

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

- ☐ MONUMENT BOX (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 3/4" Ø IRON CONDUIT (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT (02-013)
- RAIL ROAD SPIKE (FOUND)
- ⦿ PONY SPIKE (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & ORANGE PLASTIC CAP STAMPED "SHARRETT-8019" (FOUND)
- ⦿ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

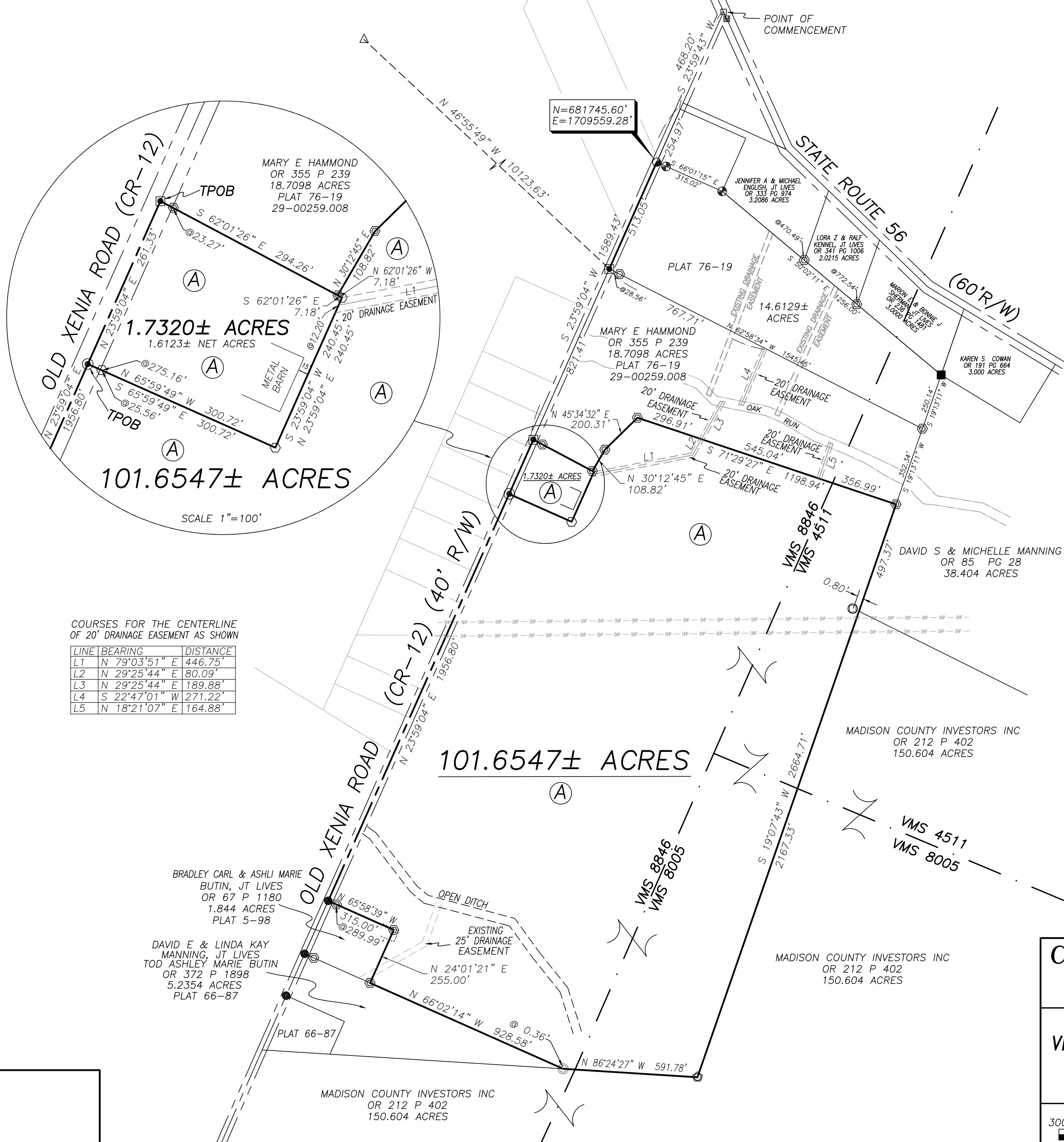


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 12/24/2020

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

**1.7320± & 101.6547± ACRES,  
VMS 4511, 8005 & 8846, UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR HAMMOND**

SCALE : 1" = 300'	JOB No. S201110	CREW: MW
300' 150' 0 300'	SURVEYED 12/2020	DWN BY: NC
	DRAWN 12/2020	CHECK: RC



N=681745.60'  
E=1709559.28'

POINT OF COMMENCEMENT

STATE ROUTE 56  
(60' R/W)

MARY E HAMMOND  
OR 355 P 239  
18.7098 ACRES  
PLAT 76-19  
29-00259.008

JENNIFER A & MICHAEL  
ENGLISH, JT LIVES  
OR 333 PG 974  
3.2086 ACRES

LORA Z & RALF  
KENNEL, JT LIVES  
OR 341 PG 1006  
2.0215 ACRES

MARION E & BONNIE J  
SHERMAN, JT LIVES  
OR 259 PG 1487  
3.0000 ACRES

KAREN S COWAN  
OR 191 PG 664  
3.0000 ACRES

DAVID S & MICHELLE MANNING  
OR 85 PG 28  
38.404 ACRES

MADISON COUNTY INVESTORS INC  
OR 212 P 402  
150.604 ACRES

BRADLEY CARL & ASHLI MARIE  
BUTIN, JT LIVES  
OR 67 P 1180  
1.844 ACRES  
PLAT 5-98

DAVID E & LINDA KAY  
MANNING, JT LIVES  
TOD ASHLEY MARIE BUTIN  
OR 372 P 1898  
5.2354 ACRES  
PLAT 66-87

MADISON COUNTY INVESTORS INC  
OR 212 P 402  
150.604 ACRES

VMS 8846  
VMS 8005

VMS 8846  
VMS 4511

VMS 4511  
VMS 8005

# COTTRILL SURVEYING, INC

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

## 1.7320 Acre Tract Surveyed for Hammond

The following described 1.7320 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, being part of a 118.321 acre tract (Parcel 29-00259.000, 158.24 original acres) conveyed to Mary E Hammond by Deed Book 274 page 663, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Old Xenia Road (County Road 12, 40 feet right-of-way) and State Route 56 (60 feet right-of-way), being the North corner of the said original 156.24 acre tract;

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

- 1) South 23° 59' 43" West a distance of 468.20 feet to a point;
- 2) South 23° 59' 04" West a distance of 1589.43 feet to a mag nail found at the Southwest corner of an 18.7098 acre tract conveyed to Mary E Hammond by Official Record 355 page 239 and being the **True Point of Beginning**;

Thence, with the South line of said 18.7098 acre tract, **South 62° 01' 26" East**, passing an iron pin and cap previously set at 23.27 feet, a total distance of **294.26 feet** to an iron pin and cap previously set;

Thence, across said 118.321 acre tract with the following three new courses:

- 1) **South 62° 01' 26" East** a distance of **7.18 feet** to an iron pin and cap set;
- 2) **South 23° 59' 04" West** a distance of **240.45 feet** to an iron pin and cap set;
- 3) **North 65° 59' 49" West**, passing an iron pin and cap set at 275.16 feet, a total distance of **300.72 feet** to a mag nail set in the centerline of Old Xenia Road;

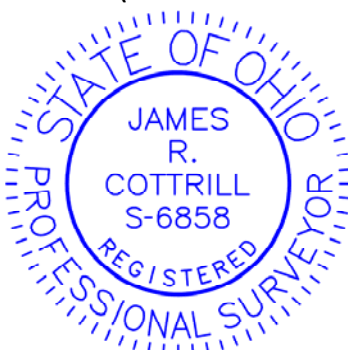
Thence, with the centerline of Old Xenia Road, **North 23° 59' 04" East** a distance of **261.33 feet** returning to the **True Point of Beginning**, containing **1.7320 Acres** more or less.

Bearings are based on a GPS observation on May 9, 2016, WGS 1984 Geodetic North. With the benefit of two 20 feet Drainage Easement described separately and shown on the plat accompanying this description.

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 December 22, 2020 by James R. Cottrill, PS registration #6858. (Job #S201110-1.7320)



*James R. Cottrill*  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

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

## **101.6547 Acre Tract** *Surveyed for Hammond*

The following described 101.6547 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, 8005 and 4511, being part of a 118.321 acre tract (Parcel 29-00259.000, 158.24 original acres) conveyed to Mary E Hammond by Deed Book 274 page 663, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Old Xenia Road (County Road 12, 40 feet right-of-way) and State Route 56 (60 feet right-of-way), being the North corner of the said original 156.24 acre tract;

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

- 1) South 23° 59' 43" West a distance of 468.20 feet to a point;
- 2) South 23° 59' 04" West a distance of 1589.43 feet to a mag nail found at the Southwest corner of an 18.7098 acre tract conveyed to Mary E Hammond by Official Record 355 page 239
- 3) South 23° 59' 04" West a distance of 261.33 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 118.321 acre tract with the following three new courses:

- 1) **South 65° 59' 49" East**, passing an iron pin and cap set at 25.56 feet, a total distance of **300.72 feet** to an iron pin and cap set;
- 2) **North 23° 59' 04" East** a distance of **240.45 feet** to an iron pin and cap set;
- 3) **North 62° 01' 26" West** a distance of **7.18 feet** to an iron pin and cap previously set at a corner to said 18.7098 acre tract;

Thence, with said 18.7098 acre tract with the following three courses:

- 1) **North 30° 12' 45" East** a distance of **108.82 feet** to an iron pin and cap previously set;
- 2) **North 45° 34' 32" East** a distance of **200.31 feet** to an iron pin and cap previously set;
- 3) **South 71° 29' 27" East** a distance of **1198.94 feet** to an iron pin and cap previously set in the West line of a 38.404 acre tract conveyed to David S and Michelle Manning by Official Record 85 page 28;

Thence, with the West line of said 38.404 acre tract, **South 19° 07' 43" West**, passing the Northwest corner of a 150.604 acre tract conveyed to Madison County Investors Inc by Official Record 212 page 402 at 497.37 feet, a total distance of **2664.71 feet** to a 5/8 inch diameter rebar and orange plastic cap stamped "Sharrett 8019" found;

Thence, with the North line of said 150.604 acre tract, **North 86° 24' 27" West** a distance of **591.78 feet** to the East corner of a 5.2354 acre tract conveyed to David E and Linda Kay Manning, Joint Lives by Official Record 372 page 1898;

Thence, with the Northeast line of said 5.2354 acre tract, **North 66° 02' 14" West**, passing a 3/4 inch diameter iron pipe found at 0.36 feet, a total distance of **928.58 feet** to an iron pin and cap previously set at the Southeast corner of a 1.844 acre

tract conveyed to Bradley Carl and Ashli Marie Butin, Joint Lives by Official Record 67 page 1180;

Thence, around said 1.844 acre tract with the following two courses:

- 1) **North 24° 01' 21" East** a distance of **255.00 feet** to an iron pin and cap previously set;
- 2) **North 65° 58' 39" West**, passing an iron pin and cap previously set at 289.99 feet, a total distance of **315.00 feet** to a railroad spike found in the centerline of Old Xenia Road;

Thence, with the centerline of Old Xenia Road, **North 23° 59' 04" East** a distance of **1956.80 feet** returning to the **True Point of Beginning**, containing **101.6546 Acres** more or less.

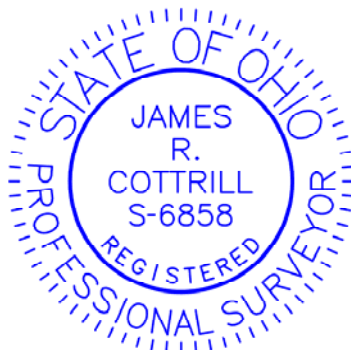
Bearings are based on a GPS observation on May 9, 2016, WGS 1984 Geodetic North.

With the benefit of a two 20 feet Drainage Easements and subject to a 20 feet Drainage Easement, all three Easements are described separately and shown on the plat accompanying this description.

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 December 22, 2020 by James R. Cottrill, PS registration #6858. (Job #S201110-1.7320)



*James R. Cottrill*  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 20 Feet Wide Drainage Easement Surveyed for Hammond

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Union Township, VMS 8846, being part of a 118.321 acre tract (Parcel 29-00259.000, 158.24 original acres) conveyed to Mary E Hammond by Deed Book 274 page 663, and being 10 feet on both sides of the following described centerline;

Commencing at an iron pin found at the centerline intersection of Old Xenia Road (County Road 12, 40 feet right-of-way) and State Route 56 (60 feet right-of-way), being the North corner of the said original 156.24 acre tract;

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

- 1) South 23° 59' 43" West a distance of 468.20 feet to a point;
- 2) South 23° 59' 04" West a distance of 1589.43 feet to a mag nail found at the Southwest corner of an 18.7098 acre tract conveyed to Mary E Hammond by Official Record 355 page 239;

Thence, with the South line of said 18.7098 acre tract, South 62° 01' 26" East, passing an iron pin and cap previously set at 23.27 feet, a total distance of 294.26 feet to an iron pin and cap previously set;

Thence, across said 118.321 acre tract with the following two new courses:

- 1) South 62° 01' 26" East a distance of 7.18 feet to an iron pin and cap set;
- 2) South 23° 59' 04" West a distance of 12.20 feet to the **True Point of Beginning** of said centerline;

Thence, across said 118.321 acre tract with the following two courses:

- 1) **North 79° 03' 51" East** a distance of **446.75 feet** to a point;
- 2) **North 29° 25' 44" East** a distance of **80.09 feet** to the south line of said 18.7098 acre tract and being the terminus of said centerline.


Bearings are based on a GPS observation on May 9, 2016, 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 December 22, 2020 by James R. Cottrill, PS registration #6858. (Job #S201110-EASE1,2)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 20 Feet Wide Drainage Easement Surveyed for Hammond

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Union Township, VMS 8846, being part of an 18.7098 acre tract (Parcel 29-00259.008, part of 158.24 original acres) conveyed to Mary E Hammond by Official Record 355 page 239, and being 10 feet on both sides of the following described centerline:

Commencing at an iron pin found at the centerline intersection of Old Xenia Road (County Road 12, 40 feet right-of-way) and State Route 56 (60 feet right-of-way), being the North corner of the said original 156.24 acre tract;

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

- 1) South 23° 59' 43" West a distance of 468.20 feet to a point;
- 2) South 23° 59' 04" West a distance of 1589.43 feet to a mag nail found at the Southwest corner of an 18.7098 acre tract conveyed to Mary E Hammond by Official Record 355 page 239;

Thence, with the South line of said 18.7098 acre tract with the following four courses:

- 1) South 62° 01' 26" East, passing an iron pin and cap previously set at 23.27 feet, a total distance of 294.26 feet to an iron pin and cap previously set;
- 2) North 30° 12' 45" East a distance of 108.82 feet to an iron pin and cap previously set;
- 3) North 45° 34' 32" East a distance of 200.31 feet to an iron pin and cap previously set;
- 4) South 71° 29' 27" East a distance of 296.91 feet to the **True Point of Beginning** of said centerline;

Thence, across said 18.7098 acre tract, **North 29° 25' 44" East** a distance of **189.88 feet** to the center of Oak Run and terminus of said centerline.

Bearings are based on a GPS observation on May 9, 2016, 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 December 22, 2020 by James R. Cottrill, PS registration #6858. (Job #S201110-EASE3)



*James R. Cottrill*  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 20 Feet Wide Drainage Easement Surveyed for Hammond

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Union Township, VMS 8846, being part of a 18.7098 acre tract (Parcel 29-00259.008, part of 158.24 original acres) conveyed to Mary E Hammond by Official Record 355 page 239, and being 10 feet on both sides of the following described centerline:

Commencing at an iron pin found at the centerline intersection of Old Xenia Road (County Road 12, 40 feet right-of-way) and State Route 56 (60 feet right-of-way), being the North corner of the said original 156.24 acre tract;

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

- 1) South 23° 59' 43" West a distance of 468.20 feet to a point;
- 2) South 23° 59' 04" West a distance of 768.02 feet to a mag nail found at the Northwest corner of said 18.7098 acre tract and the northwest line of a 118.321 acre tract conveyed to Mary E Hammond by Deed Book 274 page 663 (being the west corner of a 14.6129 acre tract surveyed by this surveyor on June 6, 2019 and not recorded to date);

Thence, with the Northeast line of said 18.7098 acre tract, South 62° 58' 34" East, passing an iron pin and cap previously set at 28.56 feet, a total distance of 767.71 feet to the **True Point of Beginning** of said centerline;

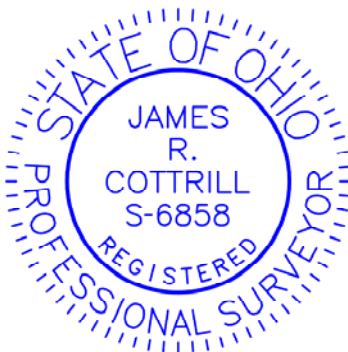
Thence, across said 18.7098 acre tract, **South 22° 47' 01" West** a distance of **271.22 feet** to the center of Oak Run and terminus of said centerline.

Bearings are based on a GPS observation on May 9, 2016, 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 December 22, 2020 by James R. Cottrill, PS registration #6858. (Job #S201110-EASE4)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 20 Feet Wide Drainage Easement Surveyed for Hammond

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Union Township, VMS 8846, being part of an 18.7098 acre tract (Parcel 29-00259.008, part of 158.24 original acres) conveyed to Mary E Hammond by Official Record 355 page 239, and being 10 feet on both sides of the following described centerline:

Commencing at an iron pin found at the centerline intersection of Old Xenia Road (County Road 12, 40 feet right-of-way) and State Route 56 (60 feet right-of-way), being the North corner of the said original 156.24 acre tract;

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

- 1) South 23° 59' 43" West a distance of 468.20 feet to a point;
- 2) South 23° 59' 04" West a distance of 1589.43 feet to a mag nail found at the Southwest corner of an 18.7098 acre tract conveyed to Mary E Hammond by Official Record 355 page 239;

Thence, with the South line of said 18.7098 acre tract with the following four courses:

- 1) South 62° 01' 26" East, passing an iron pin and cap previously set at 23.27 feet, a total distance of 294.26 feet to an iron pin and cap previously set;
- 2) North 30° 12' 45" East a distance of 108.82 feet to an iron pin and cap previously set;
- 3) North 45° 34' 32" East a distance of 200.31 feet to an iron pin and cap previously set;
- 4) South 71° 29' 27" East a distance of 841.95 feet to the **True Point of Beginning** of said centerline:

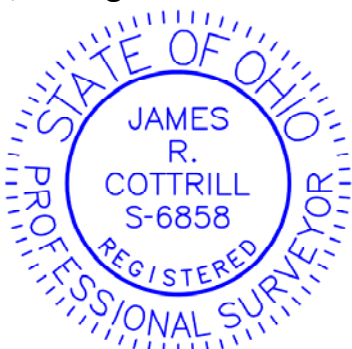
Thence, across said 18.7098 acre tract, **North 18° 21' 07" East** a distance of **164.88 feet** to the center of Oak Run and terminus of said centerline.

Bearings are based on a GPS observation on May 9, 2016, 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 December 22, 2020 by James R. Cottrill, PS registration #6858. (Job #S201110-EASE5)



A handwritten signature in blue ink that reads "James R. Cottrill".

James R. Cottrill, PS #6858