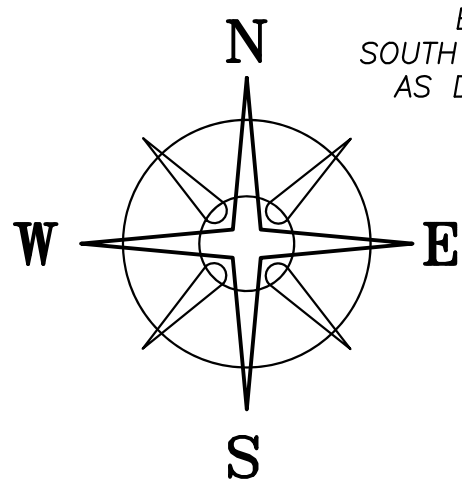


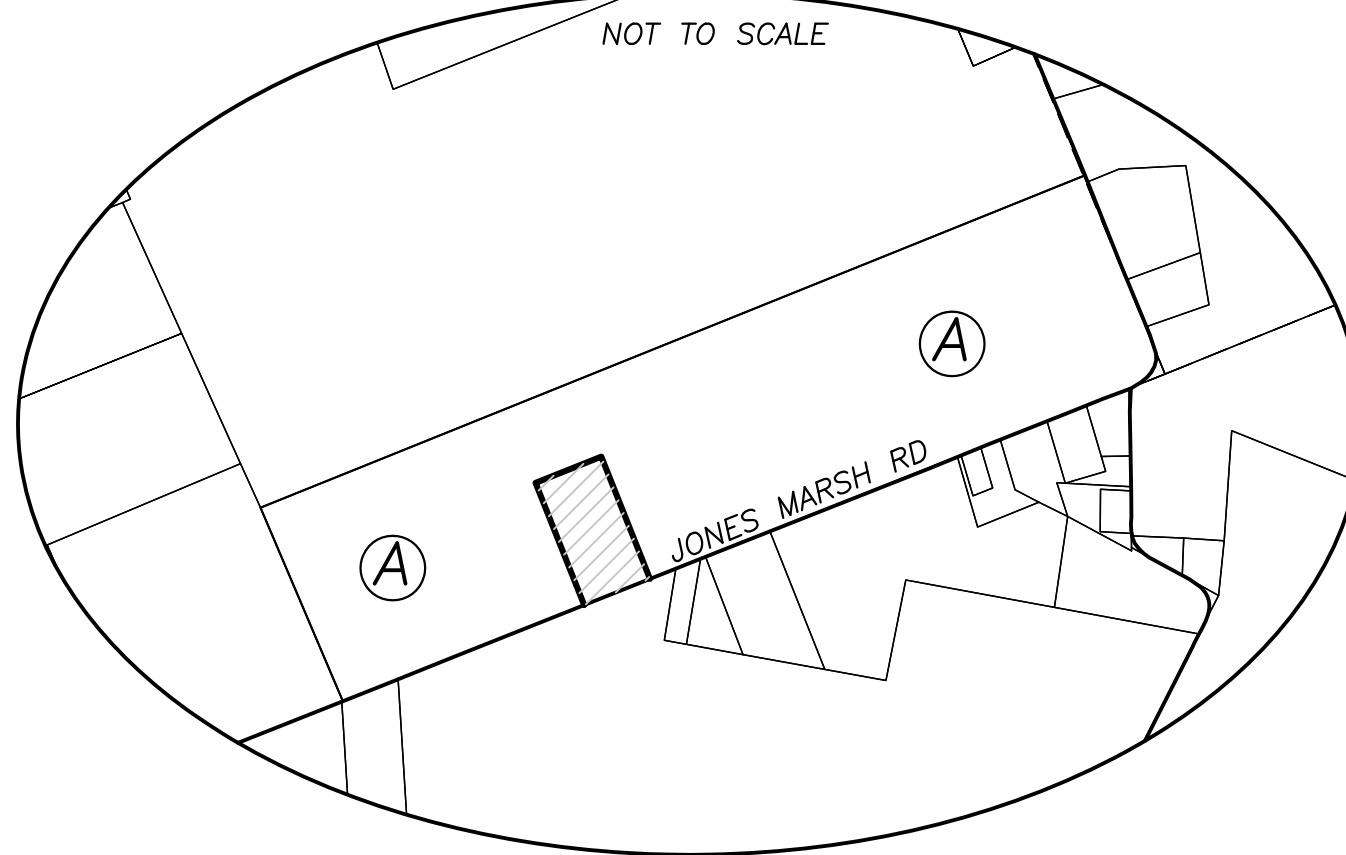
BEARINGS ARE BASED ON THE SOUTH LINE OF A 210.6879 ACRE TRACT AS DESCRIBED IN OR 263 PG 2623



KAREN GEYER  
OR 263 PG 2623  
210.6879 ACRES

S 67°30'51" W (BASIS OF BEARINGS)  
WOVEN WIRE FENCE ON OR NEAR LINE TYP.

**LOCATION MAP**

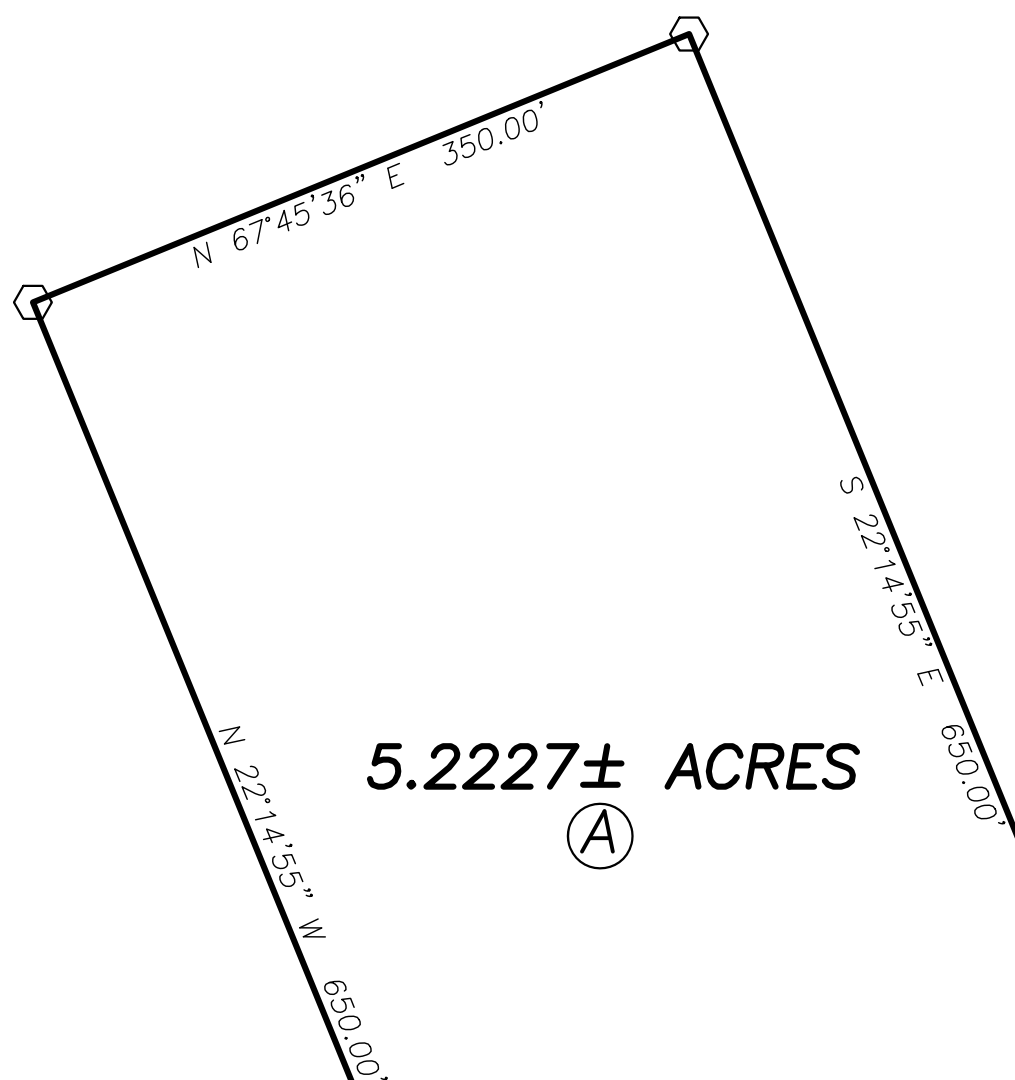


GLADE RUN ROAD  
VMS 3844  
VMS 5046

POINT OF COMMENCEMENT  
191.83'  
S 67°40'52" W

GLADE RUN ROAD (CR-70, 40'R/W)

**DEED REFERENCE**  
THOMAS M GEYER  
OR 312 PG 1636  
PARCEL No. 29-00242.000  
Ⓐ 105.5 ACRES



TPOB

N=681825.656'  
E=1727597.337'

@20.00'

141.08'  
S 67°45'36" W 350.00'

VMS 3844  
VMS 3973

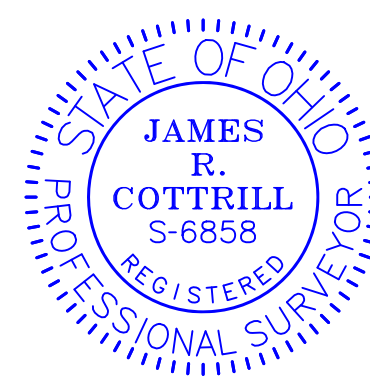
**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - RAILROAD SPIKE (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

N 67°45'36" E 1284.64'

JONES MARSH ROAD (TWP. 133B, 40'R/W)

SOUTHWEST CORNER OF 105.5 ACRE TRACT  
N=681350.843'  
E=1726403.771'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 03/31/2021

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

**5.2227± ACRES,  
VMS 3844, UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR GEYER**

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

JOB No. S210204 | CREW: MW  
SURVEYED 03/25/21 | DWN BY: NC  
DRAWN 03/26/21 | CHECK: RC

# COTTRILL SURVEYING, INC

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

## 5.2227 Acre Tract Surveyed for Geyer

The following described 5.2227 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 3844, being part of a 105.5 acre tract conveyed to Thomas M Geyer (Parcel 29-00242.000) by Official Record 312 page 1636, and being more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin found at an angle point in the centerline of Glade Run Road (County Road 70, 40 feet right-of-way), being the Southeast corner of VMS 3844 and in the North line of VMS 3973, and being the Southeast corner of said 105.5 acre tract;

Thence, with the centerline of Glade Run Road and with said VMS line, South 67° 40' 52" West a distance of 191.83 feet to a railroad spike found at an angle point in Glade Run Road and at the centerline intersection with Jones Marsh Road (Township Road 133B, 40 feet right-of-way);

Thence, continuing with the centerline of Jones Marsh Road and with said VMS line with the following two courses:

- 1) South 67° 45' 05" West a distance of 2404.01 feet to an iron pin found;
- 2) South 67° 45' 36" West a distance of 141.08 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of Jones Marsh Road and with said VMS line, **South 67° 45' 36" West** a distance of **350.00 feet** to a mag nail set;

Thence, across said 105.5 acre tract with the following three new courses:

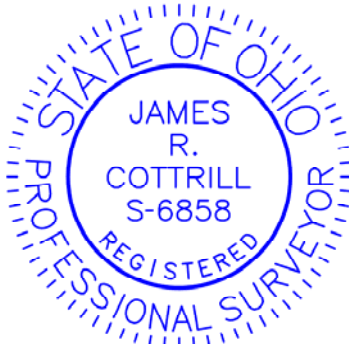
- 1) **North 22° 14' 55" West**, passing an iron pin and cap set at 20.00 feet, a total distance of **650.00 feet** to an iron pin and cap set;
- 2) **North 67° 45' 36" East** a distance of **350.00 feet** to an iron pin and cap set;
- 3) **South 22° 14' 55" East**, passing an iron pin and cap set at 630.61 feet, a total distance of **650.00 feet** returning to the **True Point of Beginning**, containing **5.2227 Acres** more or less.

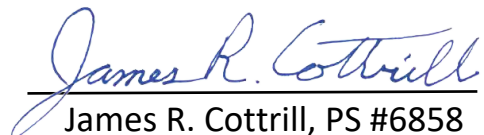
Bearings are based on the South line of a 210.6879 acre tract as described in Official Record 263 page 2623.

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 March 25, 2021 by James R. Cottrill, PS registration #6858. (Job #S210204-5.2227)



  
James R. Cottrill, PS #6858