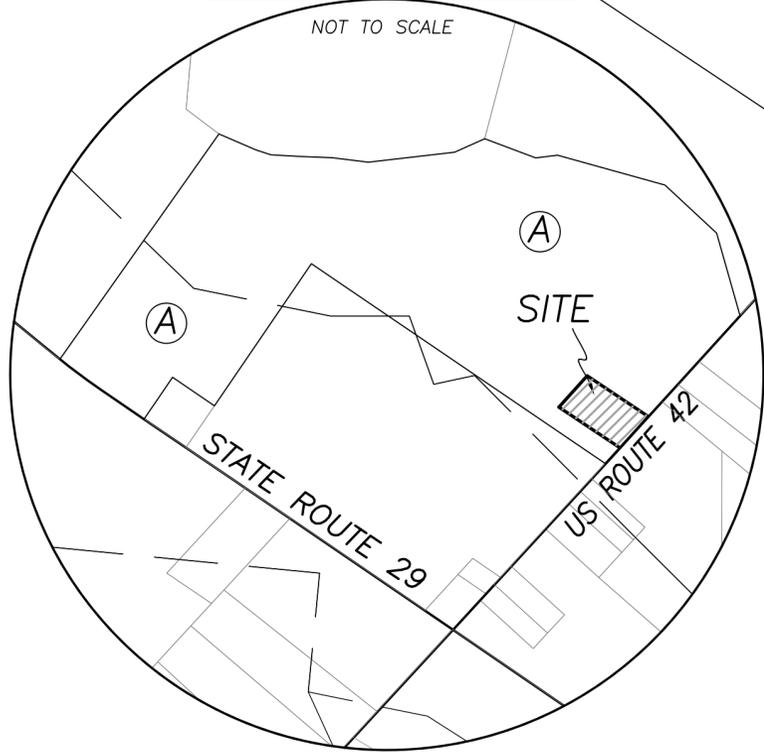


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/31/18
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
ROGER L TIMMONS, TRUSTEE
OR 63 PG 874
PARCEL No. 08-00610.000
① 100.114 ACRES
102.81 ORG ACRES

LOCATION MAP

NOT TO SCALE



WATT KHMER PUTHIPREAK
52.89 ACRES
OR 127 P 1797
PLAT 58-03

POINT OF
COMMENCEMENT

TPOB
N: 718515.42'
E: 1727698.92'

LEGEND

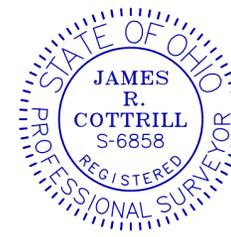
ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- ☒ MONUMENT BOX (FOUND)
- CONCRETE MONUMENT (FOUND)
- 1" Ø IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

STATE ROUTE 29 (60' R/W)

US ROUTE 42 (R/W VARIES)

MONUMENT BEARS
N 25°48'44" E 1.39'
FROM CENTERLINE INTERSECTION
OF US 42 & SOUTHEAST
EXTENSION OF SR 29
PER PLAT 89-17



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 4/13/2021

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

2.4451± ACRES,
VMS 9455, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SHAW

SCALE : 1" = 60'
60' 30' 0 60'

JOB No. S210308 : CREW: NC
SURVEYED 04/08/21 : DWN BY: NC
DRAWN 04/08/21 : CHECK: RC

COTTRILL SURVEYING, INC

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

2.4451 Acre Tract Surveyed for Timmons

The following described 2.4451 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9455, being part of a 100.114 acre tract (Parcel 08-00610.000, 102.81 original acres) conveyed to Roger L Timmons, Trustee by Official Record 63 page 874, and being more particularly described as follows:

Commencing at the East corner of a 52.89 acre tract conveyed to Watt Khmer Puthipreak by Official Record 127 page 1797, a corner to said 100.114 acre tract and being in the centerline of US Route 42 (right-of-way width varies), said mag nail bears North 41° 55' 36" East a distance of 1335.45 feet from the centerline intersection of US Route 42 and the Southeast extension of State Route 29 (60 feet right-of-way);

Thence, with the centerline of US Route 42, North 41° 55' 36" East a distance of 127.06 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 100.114 acre tract with the following three new courses:

- 1) **North 56° 12' 55" West**, passing an iron pin and cap set at 30.31 feet, a total distance of **430.38 feet** to an iron pin and cap set;
- 2) **North 41° 55' 36" East** a distance of **250.00 feet** to an iron pin and cap set;
- 3) **South 56° 12' 55" East**, passing an iron pin and cap set at 400.00 feet, a total distance of **430.29 feet** to the centerline of US Route 42;

Thence, with the centerline of US Route 42 with the following two courses:

- 1) **South 41° 37' 35" West** a distance of **16.35 feet** to a point;
- 2) **South 41° 55' 36" West** a distance of **233.64 feet** returning to the **True Point of Beginning**, containing **2.4451 Acres** more or less.

Bearings are based on a GPS observation on May 31, 2018, 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 April 8, 2021 by James R. Cottrill, PS registration #6858. (Job #S210308-2.4451)




James R. Cottrill, PS #6858