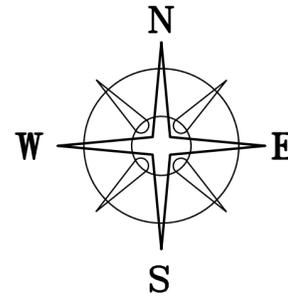
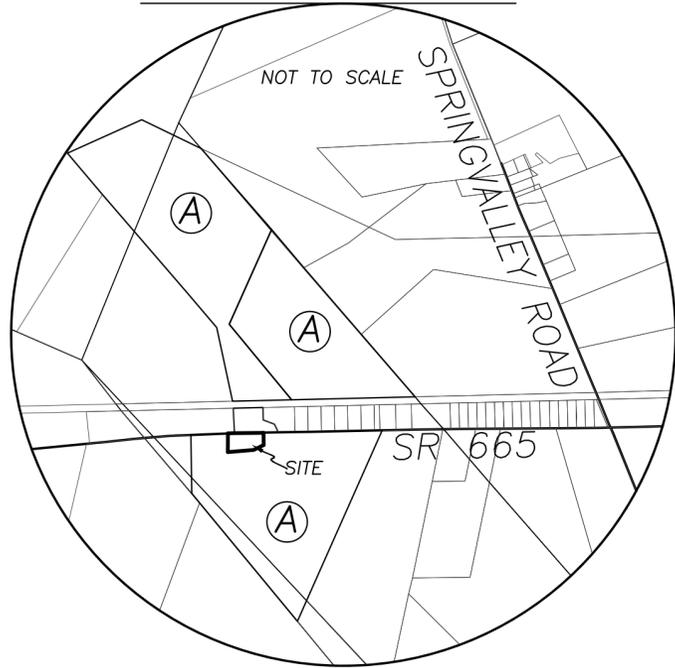
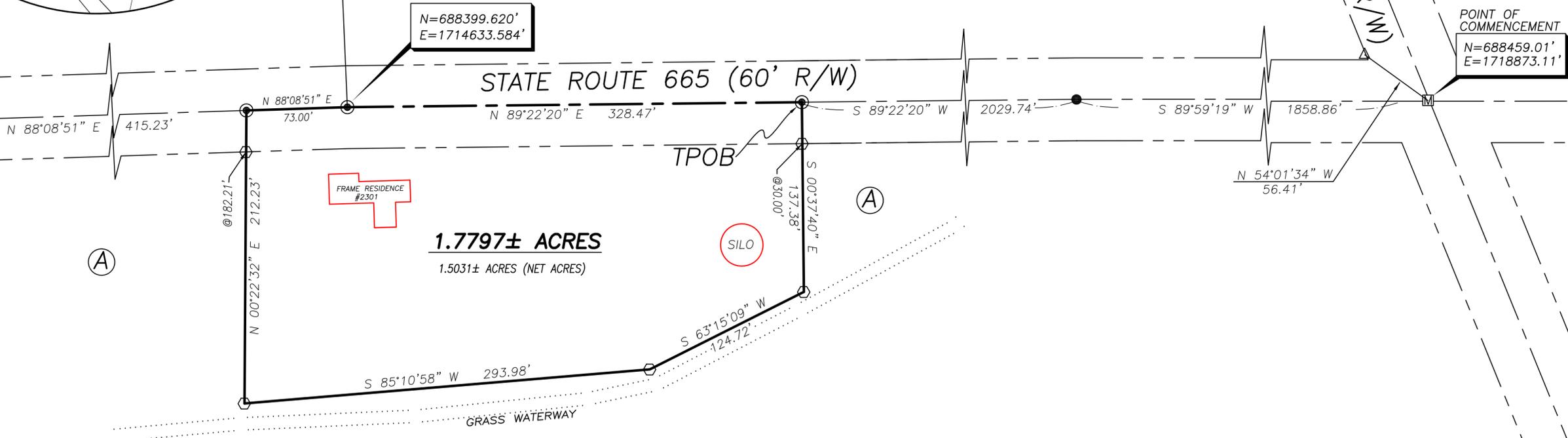


**LOCATION MAP**



BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/25/2016 WGS 1984 GEODETIC NORTH.

AUTIE HOWARD, JR.  
OR 262 P 144  
83.32 ACRES  
29-00745.000  
EXCLUSIVE OF RR



**1.7797± ACRES**  
1.5031± ACRES (NET ACRES)

**DEED REFERENCE**

JAMES D & DELORES STORTS  
TRUSTEES OF THE JAMES D & DELORES  
STORTS REVOCABLE TRUST  
OR 248 PG 2646  
A 140 ORIGINAL ACRES FIRST TRACT  
PARCEL No. 29-00623.000

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- △ MADISON COUNTY MONUMENT 05-036 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 07/26/2021

**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

**1.7797± ACRES,**  
**VMS 5592, UNION TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR STORTS**

SCALE : 1" = 60'	JOB No. S210604	CREW: MW
60' 30' 0 60'	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

## 1.7797 Acre Tract Surveyed for Storts

The following described 1.7797 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5592, being part of a 140 original acre tract (First Tract)(Parcel #29-00623.000) conveyed to James D & Dolores Storts, Trustees of the James D and Dolores Storts Revocable Trust by Official Record 248 page 2646 and being more particularly described as follows:

Commencing at an iron pin in a monument box found at the centerline intersection of State Route 665 (60 feet right-of-way) with Spring Valley Road (County Road 71)(60 feet right-of-way);

Thence, with the centerline of said State Route 665 the following two courses:

- 1) South 89° 59' 19" West a distance of 1858.86 feet to a railroad spike found
- 2) South 89° 22' 20" West a distance of 2029.74 feet to a mag nail set in said centerline at **The True Point of Beginning;**

Thence, across said 140 original acre tract the following four new courses:

- 1) **South 00° 37' 40" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **137.38 feet** to an iron pin and cap set
- 2) **South 63° 15' 09" West** a distance of **124.72 feet** to an iron pin and cap set
- 3) **South 85° 10' 58" West** a distance of **293.98 feet** to an iron pin and cap set
- 4) **North 00° 22' 32" East**, passing an iron pin and cap set at 182.21 feet, a total distance of **212.23 feet** to a mag nail set in the centerline of said State Route 665;

Thence, with the centerline of said State Route 665 the following two courses:

- 1) **North 88° 08' 51" East** a distance of **73.00 feet** to a mag nail set corner to said original 140 acre tract
- 2) with a new line across said original 140 acre tract, **North 89° 22' 20" East** a distance of **328.47 feet** returning to **The Point of Beginning** containing **1.7797 Acres** more or less.

Bearings are based on a GPS observation on July 25, 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 July 22, 2021 by James R. Cottrill, PS registration #6858. (Job #S210604-1-7797)



  
James R. Cottrill, PS #6858