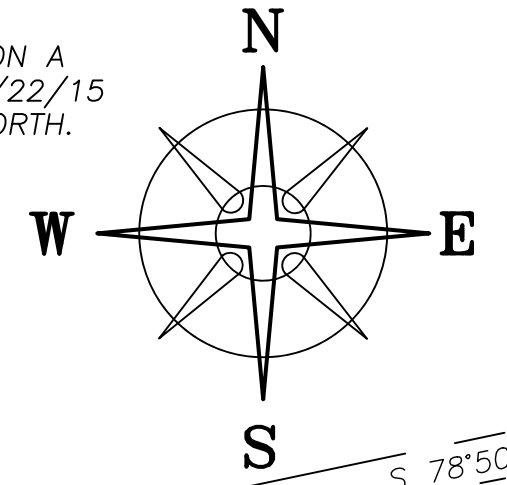
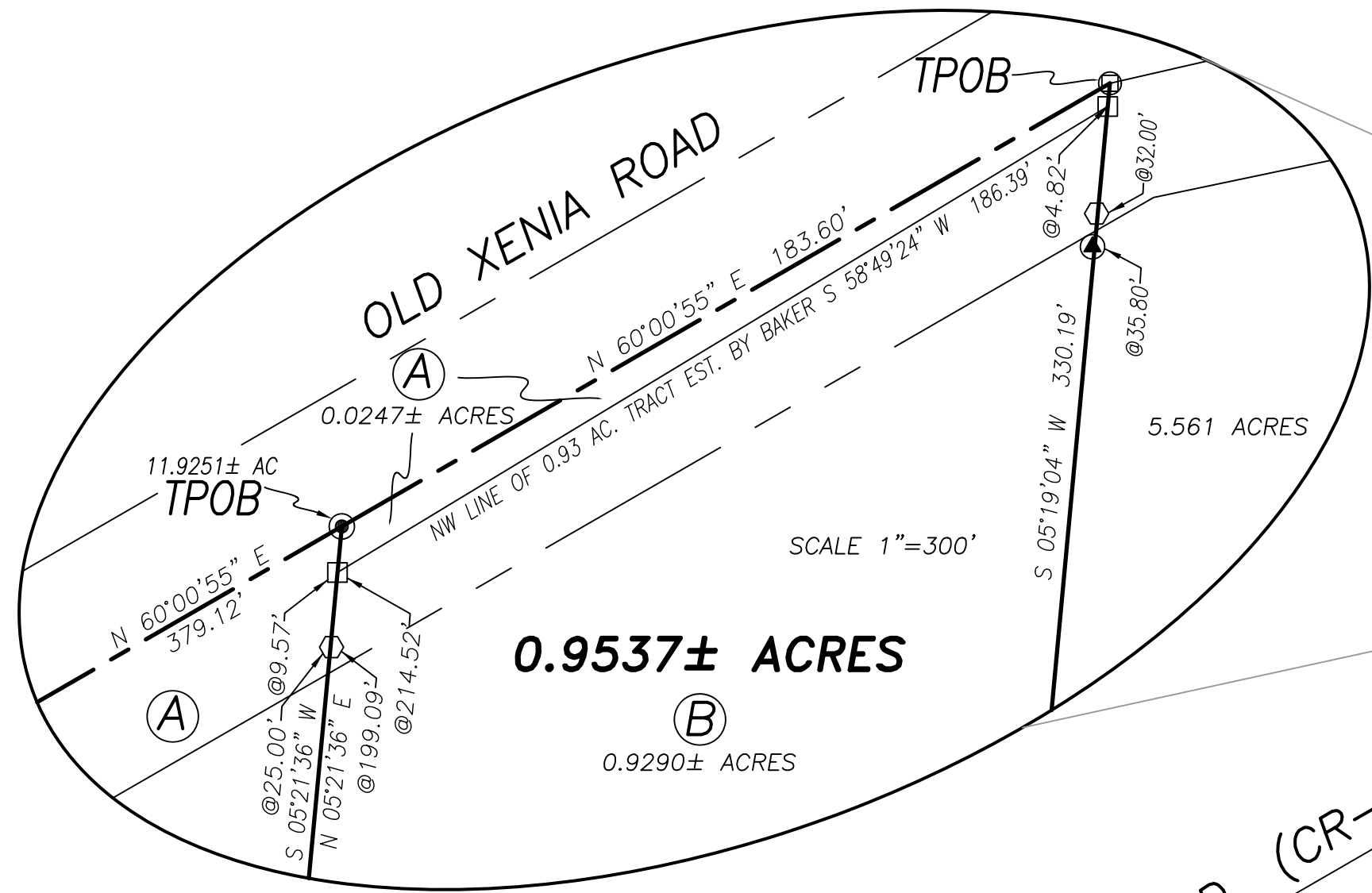


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/22/15
WGS 1984 GEODETIC NORTH.



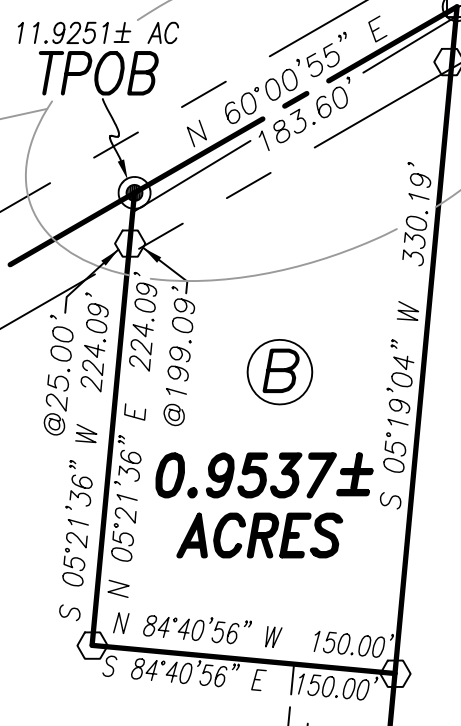
POINT OF
COMMENCEMENT
N=672751.256'
E=1688571.54'

ROBERTS
MILL ROAD
(TR 96)
(UNKNOWN R/W)



0.9537± ACRES

0.9290± ACRES



0.9537± ACRES

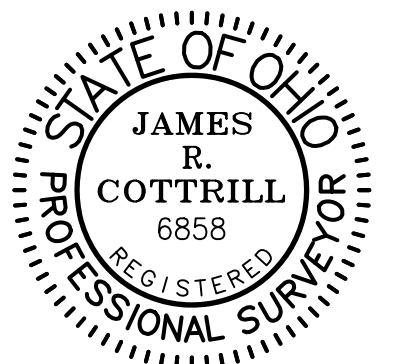
UNITED STATES OF AMERICA FEDERAL AVIATION ADM
DB 271 PG 932
5.561 ACRES

DEED REFERENCE
PHILIP WAYNE & LYNN H HENRY, JT LIVES
OR 157 PG 746
PARCEL No. 14-00186.000
113 ACRES
OR 157 PG 841
PARCEL No. 14-00130.000
0.93 ACRES

OLD XENIA ROAD (CR-12, 50' R/W)

11.9251± ACRES

STEVEN L & NANCY K CREAMER, JT LIVES
OR 261 PG 1898
11.2675 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 01/07/19

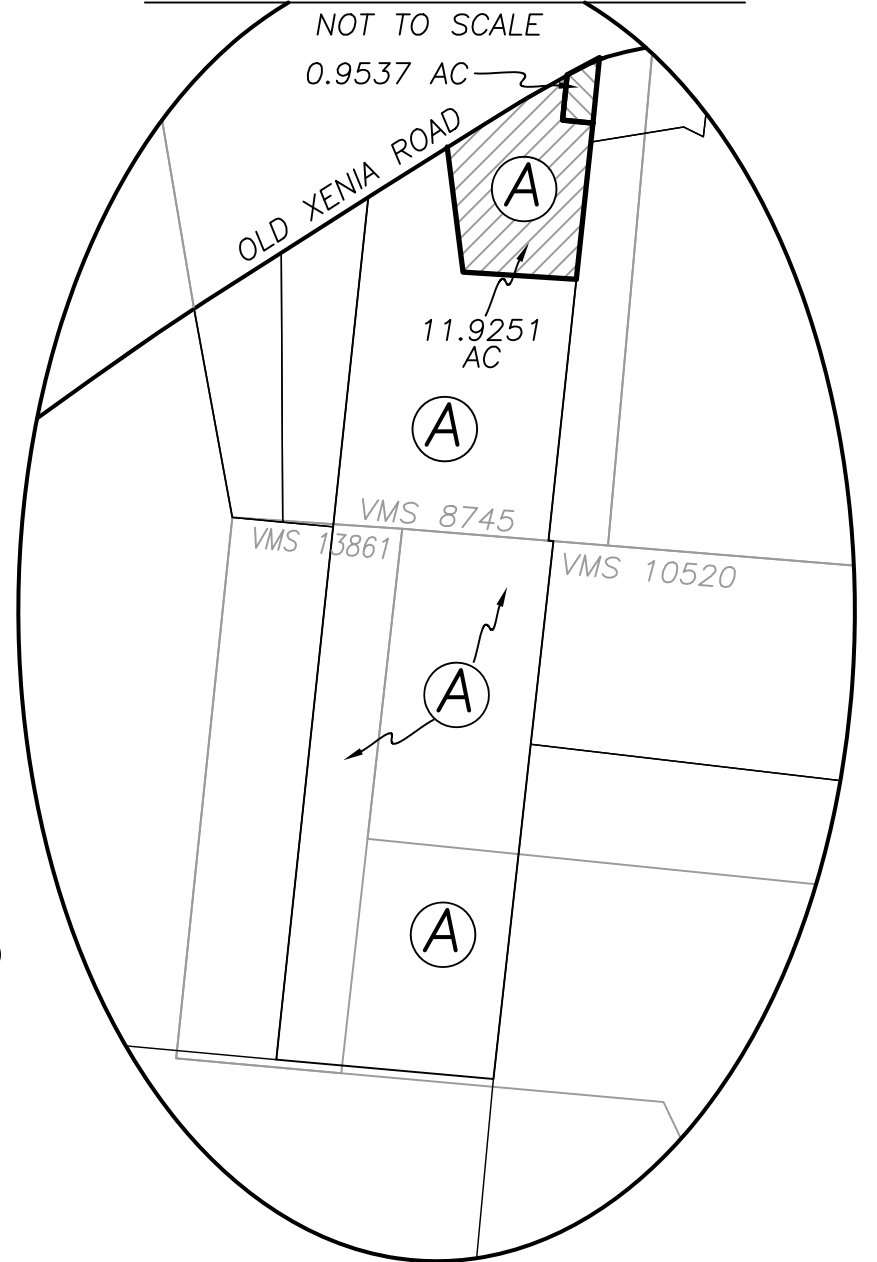
ALINWOOD FARMS
DB 250 PG 362
220 ACRES/ PARCEL 1

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ ANGLE IRON FENCE POST (FOUND)
- 1/2" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR (SET) OVER A DETERIORATED 3/4" CONDUIT (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

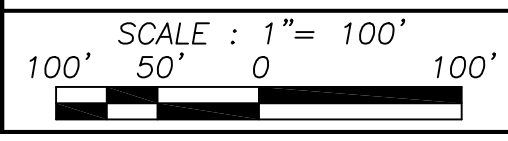
ALINWOOD FARMS
DEED BOOK 250 PAGE 362
220 ACRES/ PARCEL 1

LOCATION MAP



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

**0.9537± & 11.9251± ACRES,
VMS 8745, PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PHIL HENRY**



SCALE : 1" = 100'	JOB No. S181203	CREW: MW
	SURVEYED 12/2018	DWN BY: NC
	DRAWN 12/2018	CHECK: RC,MW

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.9537 Acre Tract Surveyed for Phil Henry

The following described 0.9537 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8745, being all of a 0.93 acre tract (Parcel 14-00130.000) conveyed to Philip Wayne and Lynn H Henry, Joint Lives by Official Record 157 page 841 and part of a 113 acre tract (Parcel 14-00186.000) conveyed to Philip Wayne and Lynn H Henry, Joint Lives by Official Record 157 page 746, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12, 50 feet right-of-way) and Roberts Mill Road (Township Road 96, unknown right-of-way width);

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

- 1) South 78° 50' 55" West a distance of 400.22 feet to a point;
- 2) South 77° 06' 03" West a distance of 269.09 feet to a 5/8 inch rebar set over a deteriorated 3/4 inch diameter conduit found at the Northwest corner of a 5.561 acre tract conveyed to United States of America Federal Aviation ADM by Deed Book 271 page 932 and the Northeast corner of said 113 acre tract, and being the **True Point of Beginning**;

Thence, with the West line of said 5.561 acre tract, **South 05° 19' 04" West**, passing an iron pin found at the Northeast corner of said 0.93 acre tract at 4.82 feet, passing an iron pin and cap set at 32.00 feet, passing an angle iron fence post found at 35.80 feet, a total distance of **330.19 feet** to an iron pin and cap set at a corner to said 113 acre tract;

Thence, with the line between said 113 and 0.93 acre tracts with the following 2 courses:

- 1) **North 84° 40' 56" West** a distance of **150.00 feet** to an iron pin and cap set;
- 2) **North 05° 21' 36" East**, passing an iron pin and cap set at 199.09 feet, passing an iron pin found at the Northwest corner of said 0.93 acre tract at 214.52 feet, and continuing with a new line across said 113 acre tract a total distance of **224.09 feet** to a mag nail set in the centerline of Old Xenia Road;

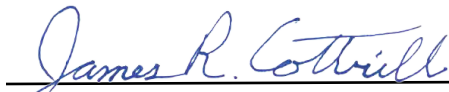
Thence, with the centerline of Old Xenia Road, **North 60° 00' 55" East** a distance of **183.60 feet** returning to the **True Point of Beginning**, containing **0.9537 Acres** more or less, of which 0.9290 acres more or less is all of said 0.93 acre tract and 0.0247 acres more or less is part of said 113 acre tract.

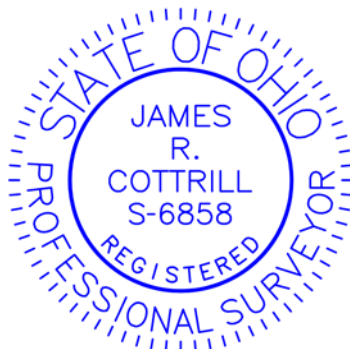
Bearings are based on a GPS observation on January 22, 2015, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed December of 2018 by James R. Cottrill, PS registration #6858. (Job #S181203-0-9537)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

11.9251 Acre Tract Surveyed for Phil Henry

The following described 11.9251 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8745, being part of a 113 acre tract (Parcel 14-00186.000) conveyed to Philip Wayne and Lynn H Henry, Joint Lives by Official Record 157 page 746, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12, 50 feet right-of-way) and Roberts Mill Road (Township Road 96, unknown right-of-way width);

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

- 1) South 78° 50' 55" West a distance of 400.22 feet to a point;
- 2) South 77° 06' 03" West a distance of 269.09 feet to a 5/8 inch rebar set over a deteriorated 3/4 inch diameter conduit found at the Northwest corner of a 5.561 acre tract conveyed to United States of America Federal Aviation ADM by Deed Book 271 page 932 and the Northeast corner of said 113 acre tract,
- 3) South 60° 00' 55" West a distance of 183.60 feet to a mag nail set at the **True Point of Beginning**;

Thence, with a new line across said 113 acre tract, **South 05° 21' 36" West**, passing an iron pin found at the Northwest corner of 0.93 acre tract (Parcel 14-00130.000) conveyed to Philip Wayne and Lynn H Henry, Joint Lives by Official Record 157 page 841 at 9.57 feet then continuing with the West line of said 0.93 acre tract, passing an iron pin and cap set at 25.00 feet, a total distance of **224.09 feet** to an iron pin and cap set at the Southwest corner of said 0.93 acre tract;

Thence, with the South line of said 0.93 acre tract, **South 84° 40' 56" East** a distance of **150.00 feet** to an iron pin and cap set in the West line of said United States of America Federal Aviation ADM's 5.561 acre tract;

Thence, with the West line of said 5.561 acre tract, **South 05° 19' 04" West**, passing an iron pin and cap set at the Northwest corner of a 220 acre tract conveyed to Alinwood Farms by Deed Book 250 page 362 at 88.33 feet, a total distance of **769.28 feet** to an iron pin and cap set;

Thence, across said 113 acre tract with the following two new courses:

- 1) **North 87° 07' 36" West** a distance of **559.10 feet** to an iron pin and cap set;
- 2) **North 07° 52' 43" West**, passing an iron pin and cap set at 582.45 feet, a total distance of **622.46 feet** to a mag nail set in the centerline of Old Xenia Road;

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

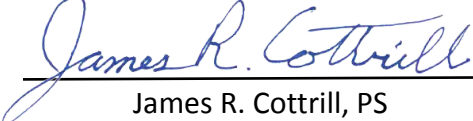
- 1) **North 56° 48' 44" East** a distance of **308.55 feet** to a 1/2 inch diameter iron pipe found;
- 2) **North 60° 00' 55" East** a distance of **379.12 feet** returning to the **True Point of Beginning**, containing **11.9251 Acres** more or less

Bearings are based on a GPS observation on January 22, 2015, 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 6858."

This description is based on a field survey performed December of 2018 by James R. Cottrill, PS registration #6858. (Job #S181203-0-9537)


James R. Cottrill, PS

