

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 10/02/2018  
WGS 1984 GEODETIC NORTH.

**DEED REFERENCE**  
**CONSTANCE E EADES, TRUSTEE**

OR HER SUCCESSORS AS TRUSTEE OF THE GEORGENA HARSH  
CONVERTIBLE INVESTMENT PROPERTY TRUST DATED 2/28/13

OR 287 PG 436

PARCEL No. 29-00270.000

63.3939 ACRES

65.00 ORG ACRES

STATE ROUTE 38 (60' R/W)

(A)

(A)

(A)



DAVID W & TERESA M HARSH, JT LIVES  
OR 2 PG 806  
1.6061 ACRES  
PARCEL No. 29-00270.001

POINT OF COMMENCEMENT  
N=674952.64'  
E=1698785.61'

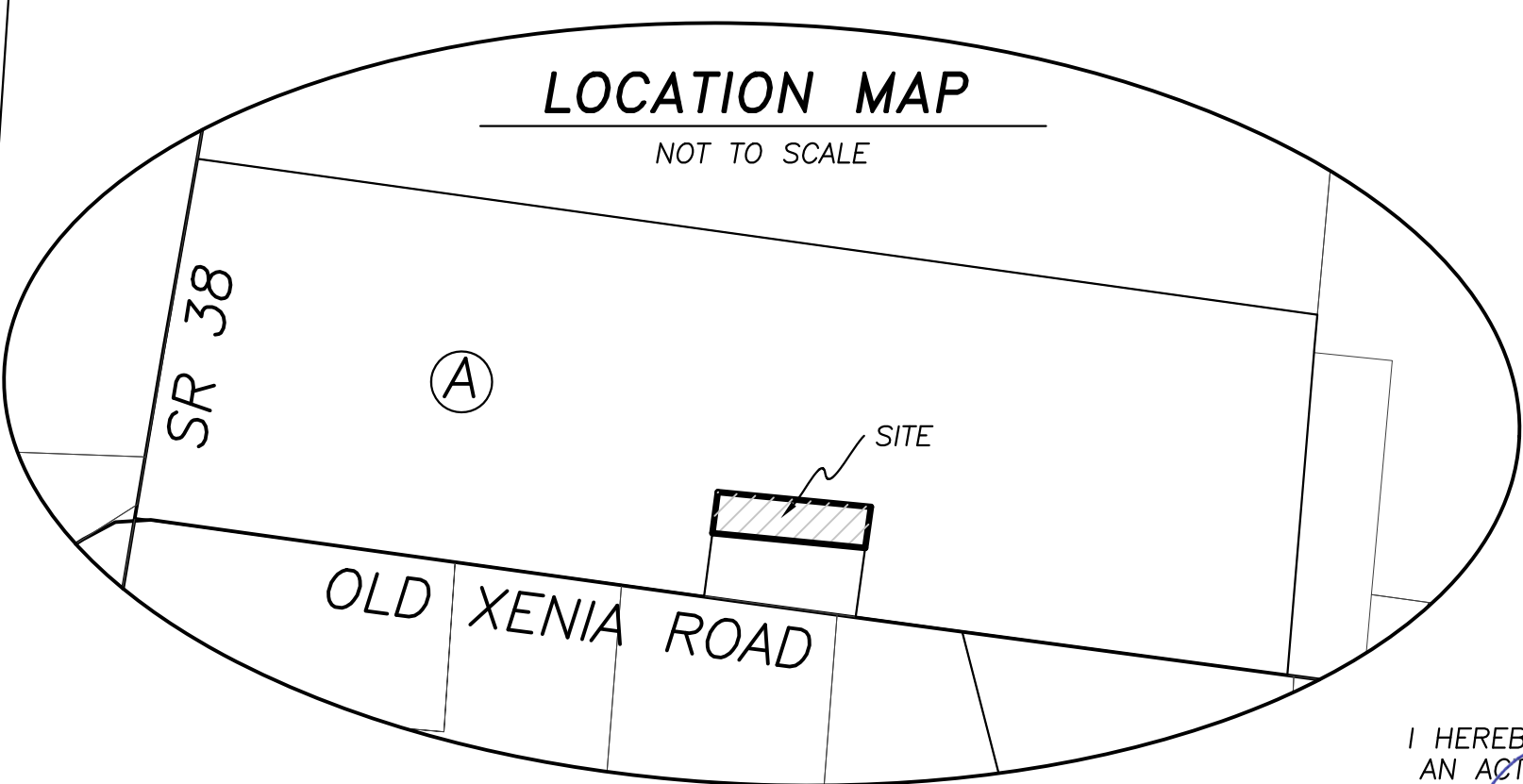
UNION TOWNSHIP  
PAINT TOWNSHIP  
S 82°41'42" E 1503.35'

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

**LEGEND**

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

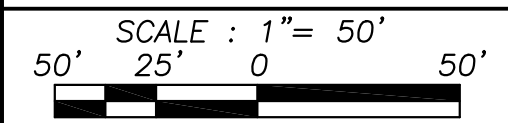
- ☐ MONUMENT BOX (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- ⊙ MAG NAIL (SET) OVER IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
DATE: 03/10/23

**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

**1.0000± ACRES,**  
**VMS 4387, UNION TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR HARSH**



SCALE : 1" = 50'  
JOB No. S230214 CREW: MW,AM  
SURVEYED 03/2023 DWN BY: NC  
DRAWN 03/2023 CHECK: RC

# COTTRILL SURVEYING, INC

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

## 1.0000 Acre Tract Surveyed for Harsh

The following described 1.0000 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4387, being part of a 63.3939 acre tract (Parcel 29-00270.000, 65.00 original acre tract) conveyed to Constance E Eades, Trustee by Official Record 287 page 436, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found in the centerline of Old Xenia Road (County Road 12, 50 feet right-of-way), in the line between Union Township and Paint Township, being the Southwest corner of a 1.60161 acre tract conveyed to David W and Teresa M Harsh, Joint Lives by Official Record 2 page 806 and a corner to said 63.3939 acre tract, said iron pin bears South 82° 41' 42" East a distance of 1503.35 feet from a monument box found at the centerline intersection of Old Xenia Road and State Route 38 (60 feet right-of-way);

Thence, with the West line of said 1.6061 acre tract, North 06° 53' 29" East, passing a 3/4 inch diameter iron pipe found at 25.93 feet, a total distance of 166.54 feet to a 3/4 inch diameter iron pipe found at the Northwest corner of said 1.6061 acre tract, corner to said 63.3939 acre tract and being the **True Point of Beginning**;

Thence, across said 63.3939 acre tract with the following three new courses:

- 1) **North 06° 53' 29" East** a distance of **108.42 feet** to an iron pin and cap set;
- 2) **South 84° 58' 10" East** a distance of **402.40 feet** to an iron pin and cap set;
- 3) **South 07° 17' 45" West** a distance of **108.43 feet** to a 3/4 inch diameter iron pipe found at the Northeast corner of said 1.6061 acre tract;

Thence, with the North line of said 1.6061 acre tract, **North 84° 58' 23" West** a distance of **401.63 feet** returning to the **True Point of Beginning**, containing **1.0000 Acres** more or less.

Bearings are based on a GPS observation on October 2, 2018, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on March 2, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821  
(Job #S230214-1.0000)