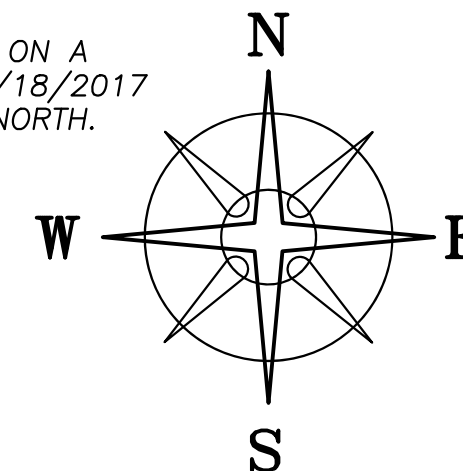


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 4/18/2017  
WGS 1984 GEODETIC NORTH.



ARBUCKLE ROAD (CR-110, 40' R/W)

15.0000±  
ACRES  
(A)

KENNETH R TURNER  
OR 312 PG 1822  
40.278 ACRES  
24-01022.002

22.7698±  
ACRES  
(A)

**DEED REFERENCE**  
NEISWANDER FAMILY FARMS LLC  
OR 99 PG 1120  
PARCEL No. 24-01022.000  
(A) 37.7786 ACRES  
78.0494 ORG ACRES

**LEGEND**

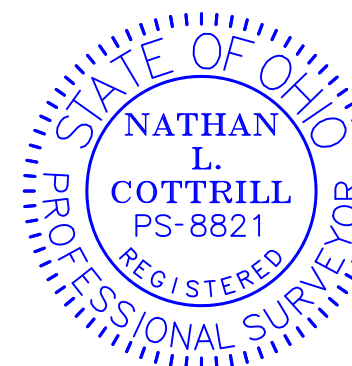
ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.

- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT "DEAN" (FOUND)
- RAILROAD SPIKE (FOUND)
- ▣ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊛ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "CLAPSADDLE RS#6140" (FOUND)
- ⊞ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)

AGRICULTURAL LANDS LTD  
OR 67 PG 290  
739.834 ACRES  
24-00012.000

KEITH E ROBERTS &  
VIOLET L ROBERTS, CO-TRUSTEES  
OR 280 PG 1228  
79.15 ACRES  
24-01197.000

KEITH E ROBERTS &  
VIOLET L ROBERTS, CO-TRUSTEES  
OR 280 PG 1228  
1.532 ACRES  
24-00012.001



**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

**15.0000± & 22.7698± ACRES,  
VMS 3900, SOMERFORD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR TURNER/ROBERTS**

SCALE : 1" = 200'  
200' 100' 0 200'

JOB No. S230801	CREW: MW
SURVEYED 08/16/23	DWN BY: NC
DRAWN 08/17/23	CHECK: rc

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L COTTRILL, P.S. #8821  
DATE: 08/22/23

VMS 3900  
VMS 6244

VMS 3900  
VMS 5791

VMS 6244  
VMS 5791

GWYNNE ROAD  
(T-111, R/W UNKNOWN)

# COTTRILL SURVEYING, INC

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

## **15.0000 Acre Tract** *Surveyed for Turner/Roberts*

The following described 15.0000 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, being part of a 37.7786 acre tract (Parcel 24-01022.000) conveyed to Neiswander Family Farms LLC by Official Record 99 page 1120, and being more particularly described as follows:

Beginning at a mag nail set in the centerline intersection of Arbuckle Road (County Road 110, 40 feet right-of-way) at the northeast corner of a 40.278 acre tract conveyed to Kenneth R Turner by Official Record 312 page 1822 and the northwest corner of said 37.7786 acre tract, said mag nail bears North 60° 44' 58" West a distance of 937.25 feet from a railroad spike found at the centerline intersection of Arbuckle Road and Gwynne Road (Township Road 111, right-of-way width unknown) and being the northeast corner of said 37.7786 acre tract;

Thence, with the centerline of Arbuckle Road, **South 60° 44' 58" East** a distance of **577.19 feet** to a mag nail set;

Thence, across said 37.7786 acre tract with the following two new courses:

- 1) **South 26° 24' 23" West**, passing iron pin and cap set at 23.00 feet, a total distance of **1175.51 feet** to an iron pin and cap set;
- 2) **North 52° 31' 28" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found at a corner of said 40.278 acre tract at 244.99 feet, continuing with the line of said 40.278 acre tract, a total distance of **587.41 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found;

Thence, with the southeast line of said 40.278 acre tract, **North 26° 24' 23" East**, passing a 5/8 inch diameter rebar found at 1071.31 feet, a total distance of **1091.37 feet** returning to the **Point of Beginning**, containing **15.0000 Acres** more or less.

Bearings are based on a GPS observation on April 18, 2017, 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 August 16, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill". The signature is written in a cursive style and is positioned above a horizontal line.

Nathan L. Cottrill, PS #8821  
(Job #S230801-15.0000)

# COTTRILL SURVEYING, INC

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

## 22.7698 Acre Tract Surveyed for Turner/Roberts

The following described 22.7698 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, being part of a 37.7786 acre tract (Parcel 24-01022.000) conveyed to Neiswander Family Farms LLC by Official Record 99 page 1120, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Arbuckle Road (County Road 110, 40 feet right-of-way) and Gwynne Road (Township Road 111, right-of-way width unknown) and being the northeast corner of said 37.7786 acre tract;

Thence, with the centerline of Gwynne Road, **South 26° 42' 15" West** a distance of **2051.69 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found at a corner to a 739.834 acre tract conveyed to Agricultural Lands LTD by Official Record 67 page 290 and being in the line between VMS 3900 and 5791;

Thence, with said 739.834 acre tract and said VMS line, **North 63° 46' 04" West**, passing the centerline of Gwynne Road and the Northeast corner of a 1.532 acre tract conveyed to Keith E Roberts and Violet L Roberts, Co-Trustees by Official Record 280 page 1228 at 25.70 feet, passing the Northeast corner of a 79.15 acre tract conveyed to Keith E Roberts and Violet L Roberts, Co-Trustees by Official Record 280 page 1228 and the Northeast corner of VMS 6244 at 144.54 feet, a total distance of **675.57 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found at the southeast corner of a 40.278 acre tract conveyed to Kenneth R Turner by Official Record 312 page 1822;

Thence, with the southeast line of said 40.278 acre tract, **North 31° 37' 37" East** a distance of **947.04 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found;

Thence, across said 37.7786 acre tract with the following two new courses:

- 1) **South 52° 31' 28" East** a distance of **244.99 feet** to an iron pin and cap set;
- 2) **North 26° 24' 23" East**, passing iron pin and cap set at 1152.51 feet, a total distance of **1175.51 feet** to mag nail set in the centerline of Arbuckle Road;

Thence, with the centerline of Arbuckle Road, **South 60° 44' 58" East** a distance of **360.06 feet** returning to the **Point of Beginning**, containing **22.7698 Acres** more or less.

Bearings are based on a GPS observation on April 18, 2017, 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 August 16, 2023.



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

Nathan L. Cottrill, PS #8821  
(Job #S230801-22.7698)