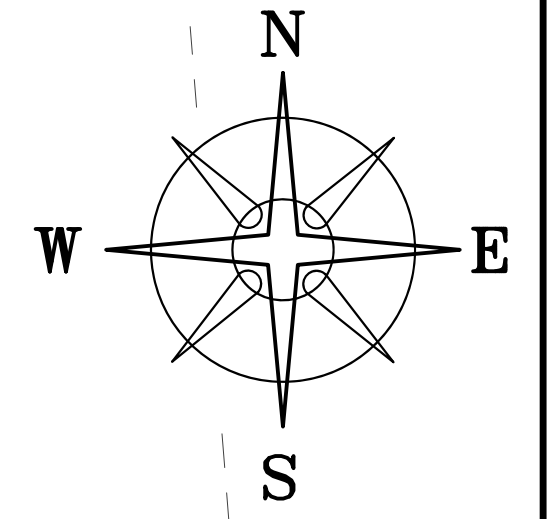


ERNST ENTERPRISES INC
 OR 375 PG 472
 80.3538 ACRES
 99.3971 ORG ACRES

1.00' (LT) @62.48'
 @PT OF S LINE OF ORG RR

CITY OF LONDON (BASIS OF BEARINGS)
 UNION TWP

BEARINGS ARE BASED ON THE
 SOUTH LINE OF ERNST'S 99.3971 ACRES
 AS DESCRIBED IN OR 375 PG 472



DEED REFERENCE
 JUDY L HOOVER (1/2) &
 PAULA G STONECIPHER (1/2)
 OR 339 PG 1393
 PARCEL No. 30-00028.000
 (A) 1.59 ACRES
 3.165 ORG ACRES
 PARCEL #2 OF PLAT UN-6C

CHURCH TRUSTEES
 BAPTIST CHURCH
 DB 158 PG 591
 1.576 ACRES
 PARCEL #1

1.5895±
 ACRES
 (A)

COURTNEY REIGH & KENNETH DAMON
 GLISPIE, JT LIVES
 OR 359 PG 2572
 3.127 ACRES

LEGEND

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

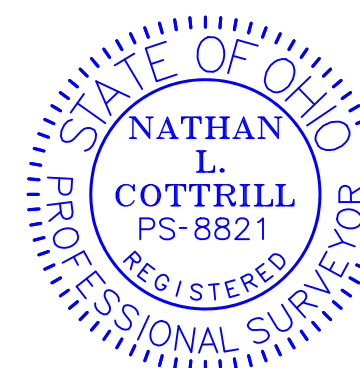
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- ⦿ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

N 86°26'22" E 840.54' FROM MAG NAIL FOUND AT
 CENTERLINE INTERSECTION W/ PAYNE-THOMPSON ROAD (T-101, UNKNOWN R/W)

STATE ROUTE 665 (60' R/W)

POB
 S 86°21'44" W 135.00'

N=688063.76'
 E=1710220.17'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 Nathan L. Cottrill DATE: 03/14/24

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

1.5895± ACRES,
VMS 5802, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HOOVER/STONECIPHER

SCALE : 1" = 50'
 50' 25' 0 50'

JOB No. S240122 CREW: MW
 SURVEYED 03/11/24 DWN BY: NC
 DRAWN 03/12/24 CHECK: RC

COTTRILL SURVEYING, INC

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

1.5895 Acre Tract Surveyed for Hoover/Stonecipher

The following described 1.5895 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5802, being all of a 1.59 acre tract (Parcel 30-00028.000, 3.165 original acres, all of Parcel #2 of an unrecorded plat UN-6C) conveyed to Judy L Hoover (1/2) and Paula G Stonecipher (1/2) by Official Record 339 page 1393, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 665 (60 feet right-of-way) at the Southeast corner of a 1.576 acre tract conveyed to the Church Trustees of Baptist Church as recorded in Deed Book 158 page 591 and the Southwest corner of said 1.59 acre tract, said mag nail bears North 86° 26' 22" East a distance of 840.54 feet from a mag nail found at the centerline intersection of State Route 665 and Payne-Thompson Road (Township Road 101, unknown right-of-way width);

Thence, with the East line of said 1.576 acre tract, **North 04° 21' 04" West**, passing an iron pin and cap set at 33.72 feet, a total distance of **516.33 feet** to a T-bar found in the South line of an 80.3538 acre tract conveyed to Ernst Enterprises INC by Official Record 375 page 472 and in the incorporation line of the City of London;

Thence, with the South line of said 80.3538 acre tract and with said Corporation line, **North 89° 07' 54" East** a distance of **135.17 feet** to an iron pin and cap set at the Northwest corner of a 3.127 acre tract conveyed to Courtney Reigh and Kenneth Damon Glispie, Joint Lives by Official Record 359 page 2572;

Thence, with the West line of said 3.127 acre tract, **South 04° 21' 23" East**, passing a T-bar found at 484.63 feet, a total distance of **509.80 feet** to a mag nail set in the centerline of State Route 665;

Thence, with the centerline of State Route 665, **South 86° 21' 44" West** a distance of **135.00 feet** returning to the Point of Beginning, containing **1.5895 Acres** more or less.

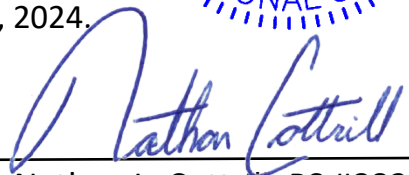
Bearings are based on the south line of Ernst's 99.3971 acre tract (South 89° 07' 54" West) as described in Official Record 375 page 472.

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 12, 2024.




Nathan L. Cottrill, PS #8821
(Job #S240122-1.5895)