

BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/25/16 WGS 1984 GEODETIC NORTH.

**DEED REFERENCE**  
**JOHN P & DEBRA J HAY**  
CO TRUSTEES OF THE C TERRILL HAY REVOCABLE LIVING TRUST  
**OR 424 PG 176**  
DEERCREEK TWP: 81.74 ACRES  
PARCEL No. 05-00176.000  
UNION TWP: 14.8 ACRES  
PARCEL No. 29-00277.000  
**(A) 96.54 ACRES**  
104 ORG ACRES

GCSQUARED LLC  
OR 309 PG 2181  
270.273 ACRES  
05-00070.000

IPC BEARS  
N 22°32'04" W  
1.55'

LJKJ ROME HILLIARD, LLC ETAL  
OR 400 PG 1013  
446.73 ACRES  
05-00397.000

LAWRENCE E & CAROLINE A MEYERS, TRUSTEES  
OR 422 PG 202  
3.719 ACRES  
05-00160.000

**96.7167± ACRES**

78.5363± ACRES  
**DEERCREEK TWP**  
**UNION TWP**  
18.1805± ACRES

05-00572.000  
9.039 ACRES

**LEGEND**

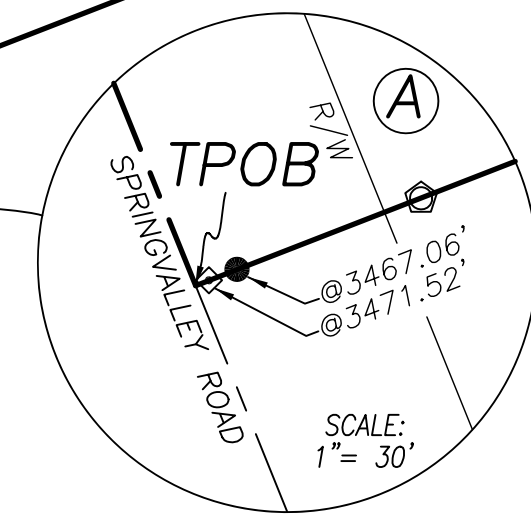
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- ☒ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊕ WOOD FENCE POST (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- IRON PIN (FOUND)
- △ COUNTY MONUMENT 05-036 (FOUND)
- RAILROAD SPIKE (FOUND)
- ◇ PK NAIL (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "EDWARDS 7574" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "LEE 6359" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "McCARTY ASSOC." (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

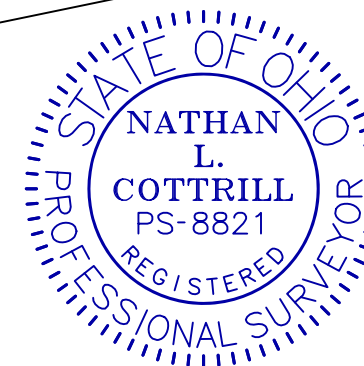
ANTONIOS K & ANTHOULA A XENIKIS  
OR 212 PG 2092  
63.874 ACRES  
PLAT 6-06

29-00140.002  
54.835 ACRES

N=690115.89'  
E=1718186.90'



SCALE: 1" = 30'



**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

**96.7167± ACRES,**  
**VMS 553, DEERCREEK & UNION TWPS,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR HAY**

SCALE : 1" = 200'  
200' 100' 0 200'  
JOB No. S240714 CREW: MW,AM  
SURVEYED 07/31/24 DWN BY: NC  
DRAWN 08/01/24 CHECK: RC

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
DATE: 08/06/24

**ADJOINER DEED REFERENCE**

- 1 JAMES R & JUDITH WILSON  
OR 303 PG 820 1.46 ACRES  
29-00696.000
- 2 MARIAN L PORTER  
OR 299 PG 2167 3.00 ACRES  
05-00074.000 (0.31 ACRES)  
29-00144.000 (2.69 ACRES)
- 3 JASON P PERRINE  
OR 387 PG 942 1.8 ACRES  
05-00381.000
- 4A DAVID A DUFFY  
OR 189 PG 2520  
1.2 ACRES  
05-00380.000
- 4B 0.078 ACRES  
05-00380.000

STATE ROUTE 665 (60' R/W)

N 22°04'38" W 432.92'  
N 53°34'28" W 56.33'

POINT OF COMMENCEMENT

SPRING VALLEY ROAD  
VMS 8373

VMS 553

CR 71, 60' R/W

N 68°36'28" E 559.51'

N 88°56'41" E 326.18'

N 22°25'35" W 409.271'

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N 68°47'51" E 2586.33'

S 22°32'04" E 1307.45'

1208.51'

S 68°45'20" W 3472.82'

N 22°04'38" W 432.92'

N 53°34'28" W 56.33'

# **COTTRILL SURVEYING, INC**

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

## **96.7167 Acre Tract Surveyed for Hay**

The following described 96.7167 acre tract is situated in the State of Ohio, Madison County, Deercreek Township and Union Township, VMS 553, being all of a 96.54 acre tract (104 original acres, Deercreek Township Parcel 05-00176.000, 81.74 acres and Union Township Parcel 29-00277.000, 14.8 acres) as conveyed to John P and Debra J Hay, Co-Trustees by Official Record 424 page 176, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 665 (60 feet right-of-way) and Spring Valley Road (County Road 71, 60 feet right-of-way) and being in the line between VMS 553 and VMS 8373;

Thence, with the centerline of Spring Valley Road and with said VMS line with the following two courses:

- 1) North 22° 04' 38" West a distance of 432.92 feet to a mag nail found;
- 2) North 22° 02' 11" West a distance of 1072.97 feet to the Northwest corner of a 63.874 acre tract conveyed to Antonios K and Anthoula A Xenikis by Official Record 212 page 2092 and the Southwest corner of said 96.54 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Spring Valley Road and with said VMS line, **North 22° 02' 11" West** a distance of **287.73 feet** to a mag nail set at the Southwest corner of a 1.46 acre tract conveyed to James R and Judith Wilson by Official Record 303 page 820;

Thence, around said 1.46 acre tract with the following two courses:

- 1) **North 68° 36' 28" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **318.80 feet** to an iron pin and cap set;
- 2) **North 22° 25' 35" West**, passing a 3/4 inch diameter rebar found at the Southeast corner of a 3.00 acre tract conveyed to Marian L Porter by Official Record 299 page 2167 at 200.00 feet, continuing with the Northeast line of said 3.00 acre tract, passing the Deercreek/Union Township Line at 431.70 feet, a total distance of **610.00 feet** to a 9 inch diameter wood fence post found at the Southeast corner of a 1.8 acre tract conveyed to Jason P Perrine by Official Record 387 page 942;

Thence, with the Northeast line of said 1.8 acre tract, **North 21° 54' 04" West**, passing the centerline of an open ditch and the Southeast corner of a 1.2 acre tract conveyed to David A Duffy by Official Record 189 page 2520 at 239.3± feet, continuing with the Northeast line of said 1.2 acre tract, a total distance of **409.21 feet** to a T-bar found at the Southeast corner of a 0.078 acre tract conveyed to David A Duffy by Official Record 189 page 2520 and the Southwest corner of a 3.719 acre tract conveyed to Lawrence E and Caroline A Meyers, Trustees by Official Record 422 page 202;

Thence, with the Southeast line of said 3.719 acre tract, **North 68° 36' 28" East** a distance of **559.51 feet** to a 3/4 inch diameter rebar and yellow plastic cap stamped "Edwards 7574" found at a corner to a 270.273 acre tract conveyed to GCSquared LLC by Official Record 309 page 2181;

Thence, with the Southeast line of said 270.273 acre tract, **North 68° 47' 51" East** a distance of **2586.33 feet** to a recorded stone found at a corner to a 446.73 acre tract conveyed to LJKJ Rome Hilliard, LLC, et. al. by Official Record 400 page 1013, from said

stone a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty Associates" found bears North 22° 32' 04" West a distance of 1.55 feet;

Thence, with said 446.73 acre tract, **South 22° 32' 04" East** a distance of **1307.45 feet** to a 5/8 inch diameter rebar found at the Northeast corner of said Xenikis' 63.874 acre tract;

Thence, with the North line of said 63.874 acre tract, **South 68° 45' 20" West**, passing the DeerCreek/Union Township Line at 1208.51 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Lee 6359" found at 3437.02 feet, passing a railroad spike found at 3467.06 feet, passing a PK nail found at 3471.52 feet, a total distance of 3472.82 feet returning to the **True Point of Beginning**, containing **96.7167 Acres** more or less, of which 78.5363 acres more or less is in DeerCreek Township and 18.1805 acres more or less is in Union Township.

Bearings are based on a GPS observation on July 25, 2016, 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 July 31, 2024.



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

Nathan L. Cottrill, PS #8821  
(Job #S240714-96.7167)