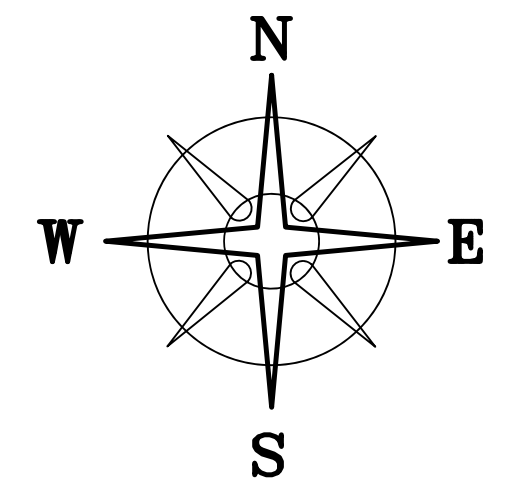
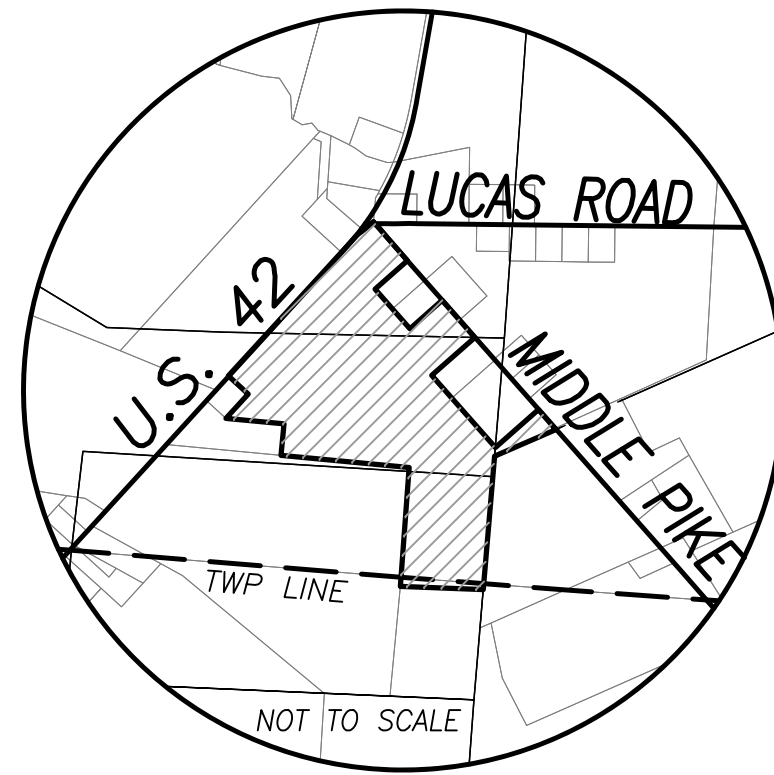


# LOCATION MAP



BEARINGS BASED ON THE  $\angle$  OF MIDDLE PIKE  
(N 41°16'W) AS DESCRIBED IN D.B. 293 PG. 391.

## DEED REFERENCE

BOYD R HARBAGE 1/4,  
DANIEL J KAMENTO 1/4,  
BECKY REID 1/4,  
JON P WARD 1/8 &  
WENDY R WARD 1/8  
OR 325 PG 2577

**63.1978 ACRES** (PER AUDITOR COMBINED)  
CANAAN TWP - 60.8838 ACRES  
PARCEL No. 01-00175.000  
JEFFERSON TWP - 2.314 ACRES  
PARCEL No. 09-00022.000

## LEGEND

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

- ▲ WOOD FENCE POST (FOUND)
- ⊛ R/W MONUMENT (FOUND)
- ⊙ 3/4"  $\phi$  IRON PIPE (FOUND)
- ⊖ 3/4"  $\phi$  IRON THIN WALL ELEC. CONDUIT (FOUND)
- IRON PIN (FOUND)
- 5/8"  $\phi$  IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

## COTTRILL SURVEYING, INC

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

**63.1738± ACRES,**  
**VMS 5744, 5749, 10295 & 13874,**  
**CANAAN & JEFFERSON TWP, MADISON CO,**  
**STATE OF OHIO, SURVEYED FOR HARBAGE**

SCALE : 1" = 200'	DATES	JOB No. S171104
200' 100' 0 200'	SURVEYED 11/2017	CREW: MW
	DRAWN 11/2017	DWN BY: RC, NC

**63.1738± ACRES**

PRIOR PLAT CA-30B

BOYD R & JUDY HARBAGE 1/3,  
BECKY & R JOHN REID 1/3,  
JON P WARD 1/6 &  
WENDY R WARD 1/6  
OR 325 PG 2577  
66.083 ACRES  
PLAT CA-30B

MARVIN A 1/4 & BETTY LOU 1/4, TRUSTEES &  
MARLIN R & JUDITH D YUTZY 1/2  
OR 266 PG 2221  
147.0673 ACRES

PAUL B ROSEBERRY 1/2 &  
DONNA JEAN ANDRES 1/2  
OR 173 PG 1870  
22.96 ACRES

NATHAN W DAVENPORT &  
JENNIFER A GORDENIER, JT LIVES  
OR 257 PG 248  
5.000 ACRES  
PLAT 64-95

RICHARD J & JACQUELINE L  
WARREN, JT LIVES  
OR 208 PG 275  
2.30 ACRES  
PLAT 21-96

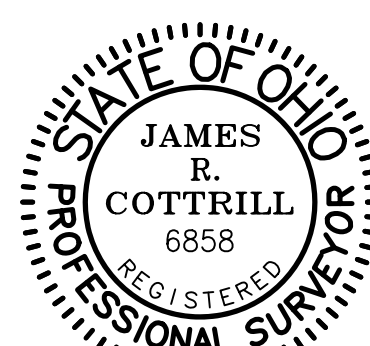
MONROE E & ROSEANNA M  
HARBAGE, TRUSTEES  
OR 218 PG 664  
46.9002 ACRES

BOYD R HARBAGE, ETAL PG 2577  
OR 325 PG 2577  
1.5001 ACRES  
PLAT 37-12

OHIO RIVER PIPE LINE, LLC  
OR 109 PG 116  
1.171 ACRES  
PLAT 13D

5/8"  $\phi$  REBAR SET REPLACING  
3/4"  $\phi$  ELEC. CONDUIT FD.

5/8"  $\phi$  REBAR SET  
REPLACING DAMAGED  
IRON PIPE FOUND



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 11/21/17

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **63.1738 Acre Tract** **Surveyed for Harbage**

The following described 63.1738 acre tract is situated in the State of Ohio, Madison County, Canaan and Jefferson Townships, VMS 5744, 5749, 10295 and 13874, being all of a 63.1978 acre tract (Parcel 01-00175.000, 60.8838 acre tract in Canaan Township and Parcel 09-00022.000, 2.314 acre tract in Jefferson Township) conveyed to Boyd R Harbage (1/4), Daniel J Kamento (1/4), Becky Reid (1/4), Jon P Ward (1/8) and Wendy R Ward (1/8) by Official Record 325 page 2577, and being more particularly described as follows:

Beginning at a mag nail set at the centerline intersection of Lucas Road (County Road 45, 60 feet right-of-way) and Middle Pike (County Road 10, 50 feet right-of-way);

Thence, with the centerline of Middle Pike with the following two courses:

- 1) **South 45° 51' 22" East** a distance of **10.07 feet** to a mag nail found;
- 2) **South 41° 16' 00" East** a distance of **373.76 feet** to a mag nail found at the North corner of a 1.5001 acre tract (Lot A) conveyed to Boyd R Harbage, et al. by Official Record 325 page 2577;

Thence, around said 1.5001 acre tract (Lot A) with the following two courses:

- 1) **South 48° 44' 00" West**, passing an iron pin and cap previously set at 27.11 feet, a total distance of **326.72 feet** to an iron pin and cap previously set;
- 2) **South 41° 16' 00" East**, passing an iron pin and cap previously set at the West corner of a 1.5001 acre tract (Lot B) also conveyed to Boyd R Harbage, et al. by Official Record 325 page 2577 at 200.00 feet, a total distance of **400.00 feet** to an iron pin and cap previously set;

Thence, with the Southeast line of said 1.5001 acre tract (Lot B), **North 48° 44' 00" East**, passing an iron pin and cap previously set at 300.49 feet, a total distance of **326.72 feet** to a mag nail found in the centerline of Middle Pike;

Thence, with the centerline of Middle Pike, **South 41° 16' 00" East** a distance of **375.47 feet** to the North corner of a 2.30 acre tract conveyed to Richard J and Jacqueline L Warren, Joint Lives by Official Record 208 page 275;

Thence, around said 2.30 acre tract with the following two courses:

- 1) **South 48° 44' 16" West**, passing a 5/8 inch diameter iron pin found at 24.91 feet, a total distance of **435.60 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 41° 16' 10" East**, passing a bent 3/4 inch diameter iron pipe found at the West corner of a 5.000 acre tract conveyed to Nathan W Davenport and Jennifer A Gordenier, Joint Lives by Official Record 257 page 248 at 230.08 feet, a total distance of **729.90 feet** to a 3/4 inch diameter iron pipe found;

Thence, with the Southeast line of said 5.000 acre tract, **North 48° 43' 58" East**, passing a 3/4 inch diameter iron pipe found at 410.55 feet, a total distance of **435.56 feet** to the centerline of Middle Pike;

Thence, with the centerline of Middle Pike, **South 41° 16' 00" East** a distance of **195.95 feet** to an iron pin found at the Northernmost corner of a 22.96 acre tract conveyed to Paul B Roseberry (1/2) and Donna Jean Andres (1/2) by Official Record 173 page 1870 and in the line between said VMS 5749 and 6545;

Thence, with the Northwest line of said 22.96 acre tract and said VMS line, **South 65° 32' 24" West**, passing an iron pin and cap set at 35.71 feet, a total distance of **504.92 feet** to an iron pin and set at the base of a 16-inch diameter wood fence post in the line East line of VMS 10295;

Thence, with the West line of said 22.96 acre tract and said VMS line, **South 05° 04' 50" West**, passing the Canaan/Jefferson Township line at 963.90 feet, also passing an iron pin and cap set at 1,013.77 feet, a total distance of **1,018.77 feet** to a wood fence post found at the Northeast

corner of a 147.0673 acre tract conveyed to Marvin A (1/4) and Betty Lou (1/4), Trustees and Marlin R and Judith D Yutzky (1/2) by Official Record 266 page 2221;

Thence, with the North line of said 147.0673 acre tract, **North 87° 39' 58" West** a distance of **629.11 feet** to a 5/8 inch diameter rebar set (replacing damaged iron pipe found) in the East line of a 66.083 acre tract conveyed to Boyd R and Judy Harbage (1/3), Becky and R John Reid (1/3), Jon P Ward (1/6) and Wendy R Ward (1/6) by Official Record 325 page 2577;

Thence, around said 66.083 acre tract with the following two courses:

- 1) **North 04° 22' 48" East**, passing the Canaan/Jefferson Township line at 79.90 feet, a total distance of **904.20 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 84° 26' 30" West** a distance of **976.49 feet** to the Southeast corner of a 4.7033 acre tract conveyed to Boyd R and Judy Harbage by Deed Book 282 page 542;

Thence, around said 4.7033 acre tract with the following two courses:

- 1) **North 05° 37' 40" East**, passing a 3/4 inch diameter iron pipe found at 0.09 feet, a total distance of **239.79 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 84° 23' 20" West** a distance of **442.27 feet** to a 5/8 inch diameter rebar set (replacing a 3/4 inch diameter electrical conduit found) at the South corner of a 1.171 acre tract conveyed to Ohio River Pipe Line, LLC by Official Record 109 page 116;

Thence, around said 1.171 acre tract with the following two courses:

- 1) **North 42° 30' 28" East** a distance of **250.03 feet** to a 3/4 inch diameter iron thin walled electrical conduit found;
- 2) **North 47° 30' 46" West**, passing an iron pin and cap set at 165.50 feet, a total distance of **203.97 feet** to the centerline of US Route 42 (60 feet right-of-way);

Thence, with the centerline of US Route 42, **North 42° 29' 14" East** a distance of **1,449.65 feet** to a point;

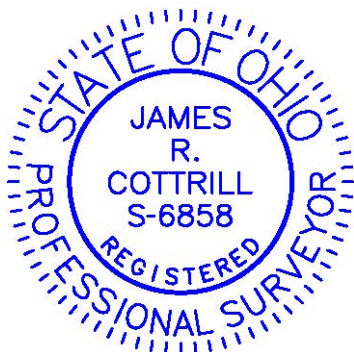
Thence, with the Northwest line of said 63.1978 acre tract, **North 52° 23' 35" East** a distance of **157.02 feet** returning to the **Point of Beginning**, containing **63.1738 ACRES** more or less, of which 62.2008 acres more or less is in Canaan Township and 0.9730 acres more or less is in Jefferson Township.


Bearings are based on the centerline of Middle Pike (North 41° 16' West) as described in Deed Book 293 page 391.

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 November of 2017 by James R. Cottrill, PS registration #6858. (Job #S171104-63-1738AC)



  
James R. Cottrill, PS