

**DEED REFERENCE**

**PHYLLIS JANE RYAN  
OR 295 P 819**

- (A) 19.018 ACRES** 29-00545.000  
30.175 ORIG. ACRES  
TRACT 8, SECOND TRACT
- (B) 39.1396 ACRES** 29-00545.000  
41.15 ORIG. ACRES  
TRACT 8, FIRST TRACT

**PHYLLIS JANE RYAN  
OR 201 P 1341**

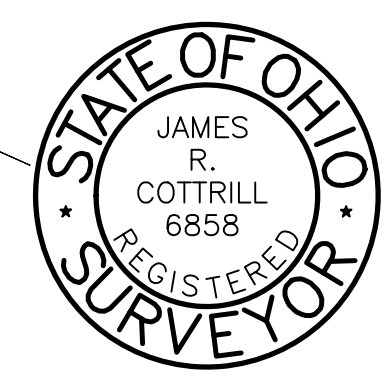
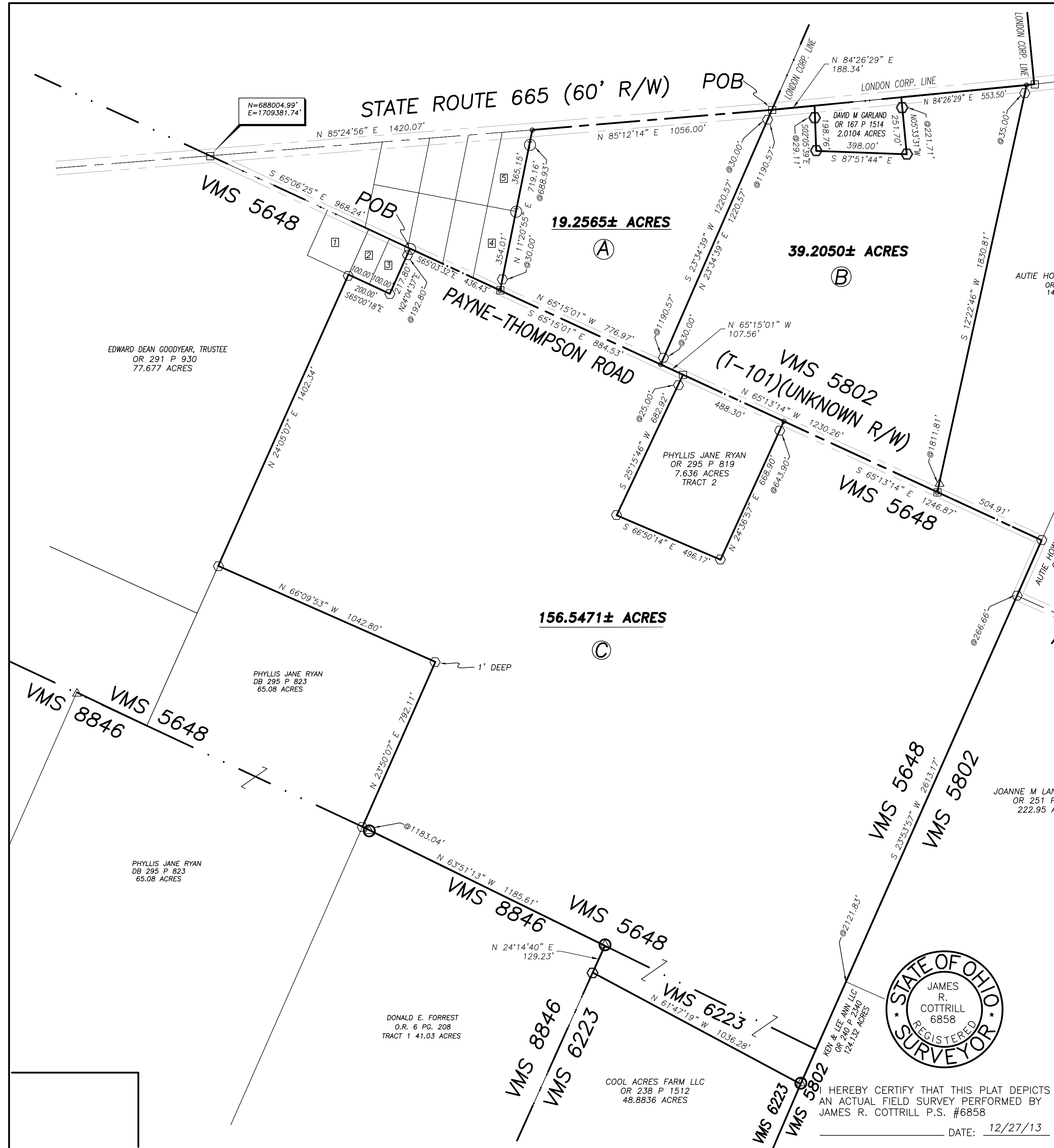
- (C) 157.414 ACRES** 29-00542.000  
236.125 ORIG. ACRES  
FIRST TRACT

- ROBERT E JR & CHERYL A SHAW  
OR 94 P 503
- ① 1 ACRES  
CHARLES L & SUSAN L LANDIS  
OR 102 P 1544
  - ② 0.5 ACRES
  - ③ 0.5 ACRES  
ELIZABETH M PENNELL  
OR 40 P 275
  - ④ 0.99 ACRES  
HOWARD M & LILLIE L REYNOLDS  
OR 212 P 1078
  - ⑤ 1.01 ACRES

**LEGEND**

- ⊙ 3" DOUBLE ANGLE IRON FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- ⊗ MAG NAIL SET OVER IRON PIN FOUND
- MAG NAIL (SET)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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



HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 12/27/13

**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**FARM SURVEY, VMS 5648 & 5802,  
UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR PHYLLIS RYAN.**

DATE DRAWN: 12/23/13	SCALE : 1" = 300'	CREW: MW
JOB # S131207	300' 150' 0 300'	DWN. BY: RC
F. B. #		CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **19.2565 Acre Tract Surveyed for Phyllis Ryan**

The following describe 19.2565 acre tract is situated in the state of Ohio, Madison County, Union Township, VMS 5802, being all that remains of a 19.018 acre tract (30.175 original acres, Track 8, Second Tract) (29-00545.000) conveyed to Phyllis Jane Ryan by Official Record 295 page 819, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 665 (60 feet right-of-way) said iron pin is at the northeast corner of said 19.018 acre tract and the northwest corner of a 39.1396 acre tract also conveyed to Phyllis Jane Ryan by Official Record 295 page 819, said iron pin and bears North 85° 24' 56" East a distance of 1420.07 feet and North 85° 12' 14" East a distance of 1056.00 feet from an iron pin found at the centerline intersection of State Route 665 with the centerline of Payne-Thompson Road (Township Road 101)(unknown feet right-of-way);

Thence, with the line between said 19.018 and said 39.1396 acre tracts, **South 23° 34' 39" West**, passing iron pin and cap's set at 30.00 and 1190.57 feet, a total distance of **1220.57 feet** to a mag nail set in the centerline of said Payne Thompson Road;

Thence, with the centerline of said Payne Thompson Road, **North 65° 15' 01" West** a distance of **776.97 feet** to a mag nail set over an iron pin found at the southeast corner of a 0.99 acre tract conveyed to Elizabeth M Pennell by Official Record 40 page 275;

Thence, with the east line of said 0.99 acre tract, **North 11° 20' 55" East**, passing an iron pin and cap set at 30.00 feet, passing a 3/4 inch T-bar and cap found at the southeast corner of a 1.01 acre tract conveyed to Howard M and Lillie L. Reynolds by Official Record 212 page 1078 at 354.01 feet, also passing a 3/4 inch T-bar and cap found at 688.93 feet, a total distance of **719.16 feet** to a mag nail set in the centerline of said State Route 665;

Thence, with the centerline of said State Route 665, **North 85° 12' 14" East** a distance of **1056.00 feet** returning to the point of beginning containing **19.2565 Acres** more or less.

Bearings are bases on a GPS observation on 12/12/13, WGS 1984 Geodetic North.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed December 23, 2013 by James R. Cottrill registration #6858. (Job #S131207-19-2565AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **39.2050 Acre Tract Surveyed for Phyllis Ryan**

The following describe 39.2050 acre tract is situated in the state of Ohio, Madison County, Union Township, VMS 5802, being all that remains of a 39.1396 acre tract (41.15 original acres, Track 8, First Tract) (29-00545.000) conveyed to Phyllis Jane Ryan by Official Record 295 page 819, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 665 (60 feet right-of-way) said iron pin is at the northwest corner of said 39.1396 acre tract and the northeast corner of a 19.018 acre tract also conveyed to Phyllis Jane Ryan by Official Record 295 page 819, said iron pin and bears North 85° 24' 56" East a distance of 1420.07 feet and North 85° 12' 14" East a distance of 1056.00 feet from an iron pin found at the centerline intersection of State Route 665 with the centerline of Payne-Thompson Road (Township Road 101)(unknown feet right-of-way);

Thence, with the centerline of said State Route 665, **North 84° 26' 29" East** a distance of **188.34 feet** to the northwest corner of a 2.0104 acre tract conveyed to David M Garland by Official Record 167 page 1514;

Thence, with said 2.0104 acre tract the following three courses:

- 1) **South 02° 05' 39" East**, passing an iron pin and cap previously set at 29.11 feet, a total distance of **198.76 feet** to an iron pin and cap previously set
- 2) **South 87° 51' 44" East** a distance of **398.00 feet** to an iron pin and cap previously set
- 3) **North 05° 33' 31" West**, passing an iron pin and cap previously set at 221.71 feet, a total distance of **251.70 feet** to a point in the centerline of said State Route 665;

Thence, with the centerline of said State Route 665, **North 84° 26' 29" East** a distance of **553.50 feet** to a mag nail set at the northwest corner of a 149.89 acre tract conveyed to Audie Howard, Jr Trustee by Official Record 262 page 144;

Thence, with the west line of said 149.89 acre tract, **South 12° 22' 46" West**, passing an iron pin and cap set at 35.00 feet, also passing a stone found at 1811.81 feet, a total distance of **1830.81 feet** to a mag nail set over an iron pin found in the centerline of said Payne Thompson Road;

Thence, with the centerline of said Payne Thompson Road, the following two courses:

- 1) **North 65° 13' 14" West**, passing a mag nail set at the northeast corner of a 7.636 acre tract conveyed to Phyllis Jane Ryan by Official Record 295 page 819 at 741.96 feet, a total distance of **1230.26 feet** to an iron pin found
- 2) **North 65° 15' 01" West** a distance of **107.56 feet** to a mag nail set at the southeast corner of said 19.018 acre tract;

Thence, with the east line of said 19.018 acre tract, **North 23° 34' 39" East**, passing iron pin and caps set at 30.00 and 1190.57 feet, a total distance of **1220.57 feet** returning to the point of beginning containing **39.2050 Acres** more or less.

Bearings are bases on a GPS observation on 12/12/13, WGS 1984 Geodetic North.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed December 23, 2013 by James R. Cottrill registration #6858. (Job #S131207-39-2050AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **156.5471 Acre Tract Surveyed for Phyllis Ryan**

The following describe 156.5471 tract is situated in the state of Ohio, Madison County, Union Township, VMS 5648 and 6223, being all that remains of a 157.414 acre tract (236.125 original acres, First Tract) (29-00542.000) conveyed to Phyllis Jane Ryan by Official Record 201 page 1341 and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the centerline of Payne-Thompson Road (Township Road 101)(unknown right-of-way) at the northwest corner of said 157.414 acre tract and the northeast corner of a 0.5 acre tract conveyed to Charles L and Susan L Landis by Official Record 102 page 1544, said pipe bears South 65° 06' 25" East a distance of 968.24 feet from an iron pin found at the centerline intersection of State Route 665 (60 feet right-of-way) with the centerline of said Payne-Thompson Road;

Thence, with the centerline of said Payne-Thompson Road, the following two courses:

- 1) **South 65° 03' 32" East** a distance of **436.43 feet** to a mag nail set over an iron pin found
- 2) **South 65° 15' 01" East** a distance of **884.53 feet** to an iron pin found at the northwest corner of a 7.636 acre tract conveyed to Phyllis Jane Ryan by Official Record 295 page 819;

Thence, with said 7.636 acre tract the following three courses:

- 1) **South 25° 15' 46" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **682.92 feet** to an iron pin and cap set
- 2) **South 66° 50' 14" East** a distance of **496.17 feet** to an iron pin and cap set
- 3) **North 24° 36' 57" East**, passing an iron pin and cap set at 643.90 feet, a total distance of **668.90 feet** to a point in the centerline of said Payne-Thompson Road;

Thence, with the centerline of said Payne-Thompson Road, **South 65° 13' 14" East** a distance of **1246.87 feet** to an iron pin and cap set at an angle point in said centerline and in the west line of a 3 acre tract conveyed to Audie Howard, Jr Trustee by Official Record 262 page 144;

Thence, with the west line of said 3 acre tract and the centerline of said Payne-Thompson Road, **South 23° 53' 57" West**, passing an iron pin and cap set at an angle point in said centerline and the northwest corner of a 222.95 acre tract conveyed to Joanne M Lanigan, et al. by Official Record 251 page 2157 at 266.66 feet, also passing the northwest corner of a 124.132 acre tract conveyed to Ken and Lee Ann, LLC by Official Record 240 page 2340 at 2121.83 feet, a total distance of **2613.17 feet** to a 3 inch double angle iron fence post found at the northeast corner of a 48.8836 acre tract conveyed to Cool Acres Farm LLC by Official Record 238 page 1512;

Thence, with the north line of said 48.8836 acre tract, **North 61° 47' 19" West** a distance of **1036.28 feet** to an iron pin and cap previously set in the line between VMS 8846 and 6223 and in the southeast line of a 41.03 acre tract conveyed to Donald E Forrest by Official Record 6 page 208;

Thence, with said 41.03 acre tract the following two courses:

- 1) **North 24° 14' 40" East** a distance of **129.23 feet** to a 3 inch double angle iron fence post found in the South line of VMS 5648
- 2) **North 63° 51' 13" West** passing a double angle iron fence post found at 1183.04 feet, a total distance of **1185.61 feet** to an iron pin and cap set in the southeast line of a 65.08 acre tract conveyed to Phyllis Jane Ryan by Deed Book 295 page 823;

Thence, with said 65.08 acre tract the following two courses:

- 1) **North 23° 50' 07" East** a distance of **792.11 feet** to an iron pin and cap set buried 1 foot deep
- 2) **North 66° 09' 53" West** a distance of **1042.80 feet** to an iron pin and cap set in the southeast line of a 77.677 acre tract conveyed to Edward Dean Goodyear, Trustee by Official Record 291 page 930;

Thence, with the southeast line of said 77.677 acre tract, **North 24° 05' 07" East** a distance of **1402.34 feet** to an iron pin and cap set at the Southeast corner of a 1 acre tract conveyed to Robert E Jr and

Cheryl A Shaw by Official Record 94 page 503 and the southwest corner of a 0.5 acre tract conveyed to Charles L and Susan L Landis by Official Record 102 page 1544;

Thence, with the south line of both Landis' said 0.5 acre tracts, **South 65° 00' 18" East**, passing the southern corner common to said tracts at 100.00 feet, a total distance of **200.00 feet** to an iron pin and cap set;

Thence, with the east line of the first 0.5 acre tract, **North 24° 04' 37" East**, passing an iron pin and cap set at 192.80 feet, a total distance of **217.80 feet** returning to the point of beginning containing **156.5471 Acres** more or less.

Bearings are bases on a GPS observation on 12/12/13, WGS 1984 Geodetic North.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed December 23, 2013 by James R. Cottrill registration #6858. (Job #S131207-156-5471AC)

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James R. Cottrill, PS