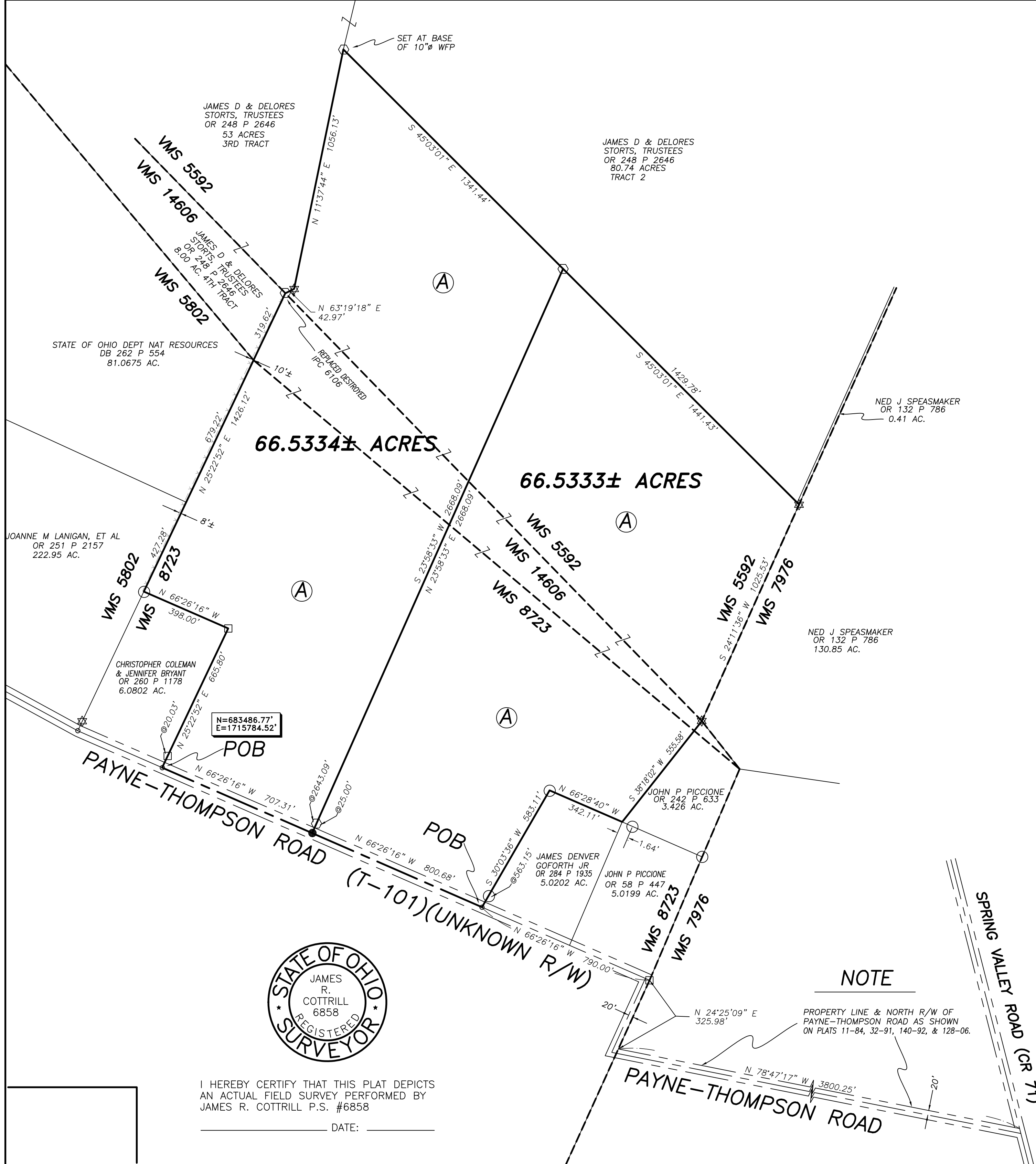
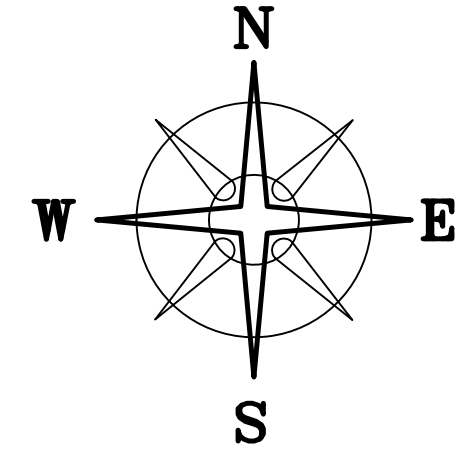


BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/12/13  
WGS 1984 GEODETIC NORTH

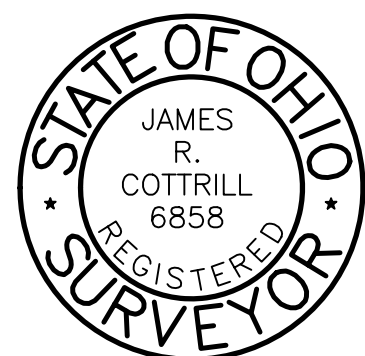


**DEED REFERENCE**  
**PHYLLIS JANE RYAN**  
**OR 295 P 819**  
**136.4697 ACRES**  
152.590 ORIG. ACRES  
TRACT 7  
29-00354.003

**LEGEND**

- ☆ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RLS 6106" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "BISCHOFF #5206" (FOUND)
- 5/8" Ø IRON REBAR (FOUND)
- MAG NAIL (SET)
- PK NAIL (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

DATE: \_\_\_\_\_

**NOTE**

PROPERTY LINE & NORTH R/W OF PAYNE-THOMPSON ROAD AS SHOWN ON PLATS 11-84, 32-91, 140-92, & 128-06.

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

**FARM SURVEY, VMS 5592, 8723 & 14606, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR PHYLLIS RYAN.**

DATE DRAWN: 4/29/14  
 JOB # S140408  
 F. B. # \_\_\_\_\_

SCALE : 1" = 300'  
 300' 150' 0 300'

CREW: MW  
 DWN. BY: RC  
 CK. BY: \_\_\_\_\_

## **Cottrill Surveying, LLC**

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

### **66.5333 Acre Tract Surveyed for Phyllis Ryan**

The following describe 66.5333 acre tract is situated in the state of Ohio, Madison County, Union Township, VMS 5592, 8723, and 14606, being part of a 136.4697 acre tract (152.590 original acres, Track 7) (29-00354.003) conveyed to Phyllis Jane Ryan by Official Record 295 page 819, and being more particularly described as follows:

Beginning at a PK nail found in the centerline the centerline of Payne-Thompson Road (Township Road 101)(unknown feet right-of-way), said PK nail is at the southwest corner of a 5.0202 acre tract conveyed to James Denver Goforth, Junior by Official Record 284 page 1935 and bears North 66° 26' 16" West a distance of 790.00 feet, North 24° 25' 09" East a distance of 325.98 feet, and North 78° 47' 17" West a distance of 3800.25 feet from the intersection of the north right-of-way line of said Payne Thompson Road with the centerline of Spring Valley Road (County Road 71);

Thence, with the centerline of said Payne-Thompson Road, **North 66° 26' 16" West** a distance of **800.68 feet** mag nail set in said centerline;

Thence, with a new line across said 136.4697 acre tract, **North 23° 58' 33" East**, passing an iron pin and cap set at 25.00 feet, a total distance of **2668.09 feet** to an iron pin and cap set in the south line of a 80.74 acre tract (Tract 2) conveyed to James D and Delores Storts, Trustees by Official Record 248 page 2646;

Thence, with the south line of said 80.74 acre tract, **South 45° 03' 01" East**, passing the southwest corner of a 0.41 acre tract conveyed to Ned J Speasmaker by Official Record 132 page 786 at 1429.78 feet, a total distance of **1441.43 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RLS 6106" found in the west line of a 130.85 acre tract conveyed to Ned J Speasmaker by Official Record 132 page 786 and in the line between VMS 5592 and 7976;

Thence, with the west line of said 130.85 acre tract and said VMS line, **South 24° 11' 36" West** a distance of **1025.53 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RLS 6106" found at the northwest corner of a 3.426 acre tract conveyed to John P Piccione by Official Record 242 page 633;

Thence, with the west line of said 3.426 acre tract, **South 38° 18' 02" West** a distance of **555.58 feet** to the northern corner common to a 5.0199 acre tract conveyed to John P Piccione by Official Record 58 page 447 and said Goforth's 5.0202 acre tract, from said corner a 5/8 inch diameter rebar and yellow plastic cap stamped "Bischoff #5206" found bears South 66° 28' 40" East a distance of 1.64 feet;

Thence, with said 5.0202 acre tract the following two courses:

- 1) **North 66° 28' 40" West** a distance of **342.11 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Bischoff #5206" found
- 2) **South 30° 03' 36" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Bischoff #5206" found at 563.15 feet, a total distance of **583.11 feet** returning to the point of beginning containing **66.5333 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 May 6, 2014 by James R. Cottrill registration #6858. (Job #S140408-66-5333AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

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

### **66.5334 Acre Tract** *Surveyed for Phyllis Ryan*

The following describe 66.5334 acre tract is situated in the state of Ohio, Madison County, Union Township, VMS 5592, 8723, and 14606, being part of a 136.4697 acre tract (152.590 original acres, Track 7) (29-00354.003) conveyed to Phyllis Jane Ryan by Official Record 295 page 819, and being more particularly described as follows:

Beginning at a PK nail found in the centerline the centerline of Payne-Thompson Road (Township Road 101)(unknown feet right-of-way), said PK nail is at the southeast corner of a 6.0802 acre tract conveyed to Christopher Coleman and Jennifer Bryant by Official Record 260 page 1178 and bears North 66° 26' 16" West a distance of 2297.99 feet, North 24° 25' 09" East a distance of 325.98 feet, and North 78° 47' 17" West a distance of 3800.25 feet from the intersection of the north right-of-way line of said Payne Thompson Road with the centerline of Spring Valley Road (County Road 71);

Thence, with said 6.0802 acre tract the following two courses:

- 1) **North 25° 22' 52" East**, passing a 5/8 inch diameter rebar found at 20.03 feet, a total distance of **665.80 feet** to a 5/8 inch diameter rebar found
- 2) **North 66° 26' 16" West** a distance of **398.00 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Bischoff #5206" found in the east line of a 222.95 acre tract conveyed to Joanne M Lanigan, et al. by Official Record 251 page 2157 and in the line between VMS 8723 and 5802;

Thence, with the east line of said 222.95 acre tract and said VMS line, **North 25° 22' 52" East**, passing the southeast corner of an 81.0675 acre tract conveyed to the State of Ohio Department of Natural Resources by Deed Book 262 page 554 at 427.28 feet, also passing the southeast corner of an 8.00 acre tract conveyed to James D and Delores Storts, Trustees by Official Record 248 page 2646 at 1106.50 feet, a total distance of **1426.12 feet** to an iron pin and cap set replacing an iron pin and cap destroyed found at the southeast corner of a 53 acre tract (Third Tract) conveyed to James D and Delores storts, Trustees by Official Record 248 page 2646;

Thence, with said 53 acre tract the following two courses:

- 1) **North 63° 19' 18" East** a distance of **42.97 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RLS 6106" found
- 2) **North 11° 37' 44" East** a distance of **1056.13 feet** to an iron pin and cap set corner to an 80.74 acre tract (Tract Two) conveyed to James D and Delores Storts, Trustees by Official Record 248 page 2646;

Thence, with the south line of said 80.74 acre tract, **South 45° 03' 01" East** a distance of **1341.44 feet** to an iron pin and caps set;

Thence, with a new line across said 136.4697 acre tract, **South 23° 58' 33" West**, passing an iron pin and cap set at 2643.09 feet, a total distance of **2668.09 feet** to a mag nail set in the centerline of said Payne - Thompson Road;

Thence, with the centerline of said Payne-Thompson Road, **North 66° 26' 16" West** a distance of **707.31 feet** returning to the point of beginning containing **66.5334 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 May 6, 2014 by James R. Cottrill registration #6858. (Job #S140408-66-5334AC)

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James R. Cottrill, PS