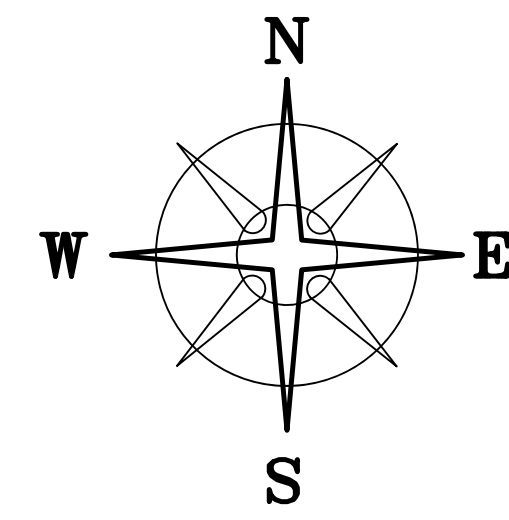


BEARINGS BASED ON A GPS OBSERVATION ON 9/04/15
WGS 1984 GEODETIC NORTH.



WALTER L. KUHLWEIN
OR 218 P 1360
49.272 AC.

KUHLWEIN WALTER L
OR 218 P 1360
49.272 AC.

N 89°38'10" E 712.17'

4.9920± ACRES

(A)

ROSEN D THOMAS, ET AL
OR 289 P 1809
96.02 ACRES

N 02°44'51" E 283.43'

S 02°17'45" W 230.60'

JON E. & JOETTA M BURTON
OR 149 P 2070
1.0 AC.

@158.00'

S 89°37'13" E 198.00'

STATE ROUTE 41 (60')

N=636751.95'
E=1655773.20'

S 05°35'51" W
6.92'

N 89°37'13" W 912.04'

(A)

SEE DETAIL "A"

POB

292.76'
DONALD MYRON & WILMA M O'BRIEN
OR 165 P 58
0.413 AC.

DEED REFERENCE

THE BANK OF NEW YORK
MELLON TRUST COMPANY
OR 307 P 294

(A) 5.02 ACRES

CLEMENT J SCHMID, ET AL
OR 79 P 1192
4.587 AC.

N 02°44'51" E 239.00'

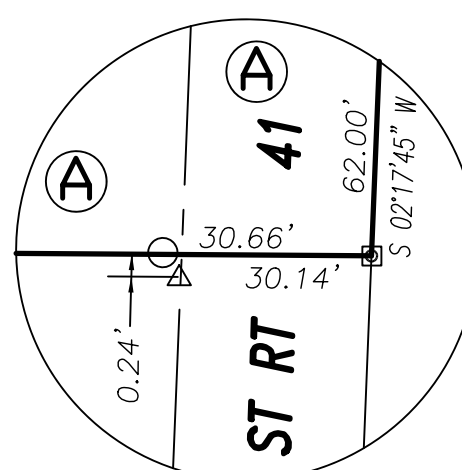
S 89°37'37" E 911.73'

7.5304± ACRES

LEGEND

- 1/2" IRON PIPE (FOUND)
- ✱ RAILROAD RAIL CORNER FENCE POST (FOUND)
- 5/8" REBAR (FOUND)
- △ 6" CONC. R/W MONUMENT (FOUND)
- LARGE NAIL (FOUND)
- MAG NAIL (SET)
- ⊠ MAG NAIL (SET OVER IRON PIN FOUND)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

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



DETAIL "A"



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

DATE: 9/09/15

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

4.9920± ACRES, VMS 3642,
STOKES TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR BOBBY SMITH

DATE DRAWN:
9/6/15
JOB #S150902
F. B. #

SCALE : 1" = 60'
60' 30' 0 60'

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

Cottrill Surveying, LLC

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

4.9920 Acre Tract Surveyed for Bobby Smith

The following describe 4.9920 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 3642, being all of a 5.02 acre tract (27-00204.000) conveyed to The Bank of New York Mellon Trust Company by Official Record 307 page 294, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of State Route 41 (60 feet right-of-way) at the southeast corner of said 5.02 acre tract and the northeast corner of a 0.413 acre tract conveyed to Donald Myron and Wilma M O'Brien as recorded in Official Record 165 page 58, said mag nail bears North 02° 17' 17" East a distance of 293.69 feet from a nail found at the intersection of the centerline extended of said State Route 41 with the centerline of High Street;

Thence, with the north line of said 0.413 acre tract, **North 89° 37' 13" West**, passing a 6 inch diameter concrete right-of-way monument found 0.24 feet left of line at 30.14 feet, passing a 1/2 inch diameter iron pipe found at 30.66 feet, and passing a 5/8 inch diameter iron pin found 0.19 feet right of line and the corner of a 4.587 acre tract conveyed to Clement J Schmid, et al. by Official Record 79 page 1192 at 292.76 feet, a total distance of **912.04 feet** to an iron pin and cap set in the east line of a 96.02 acre tract conveyed to Rosen D Thomas, et al. by Official Record 289 page 1809;

Thence, with the east line of said 96.02 acre tract, **North 02° 44' 51" East** a distance of **283.43 feet** to a railroad rail fence post found in the south line of a 49.272 acre tract conveyed to Walter L Kuhlwein by Official Record 218 page 1360;

Thence, with the south line of said 49.272 acre tract, **North 89° 38' 10" East** a distance of **712.17 feet** to an iron pin and cap set at the northwest corner of a 1.0 acre tract conveyed to Jon E and Joetta M Burton by Official Record 149 page 2070;

Thence, with said 1.0 acre tract the following two courses:

- 1) **South 02° 17' 45" West** a distance of **230.60 feet** to an iron pin and cap set
- 2) **South 89° 37' 13" East**, passing an iron pin and cap set at 158.00 feet, a total distance of **198.00 feet** to a mag nail set in the centerline of said State Route 41;

Thence, with the centerline of said State Route 41, **South 02° 17' 45" West** a distance of **62.00 feet** returning to the point of beginning containing **4.9920 acres** more or less.

Bearings are based on a GPS observation on September 4, 2015, 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 L.L.C. 6858."

This description is based on a field survey performed September 9, 2015 by James R. Cottrill registration #6858. (Job #S150902-4-9920AC)

James R. Cottrill, PS