

BEARINGS ARE BASED ON THE CENTERLINE OF SMITH-CALHOUN ROAD AS DESCRIBED IN OR 221 PG 481.

MARY LOU ATKINSON, ETAL
OR 333 P 478
45.3 AC.
DA-12

STATE OF OHIO
DEPARTMENT OF NATURAL RESOURCES
OR 127 P 873
18.3693 AC.
83-01

NOTES

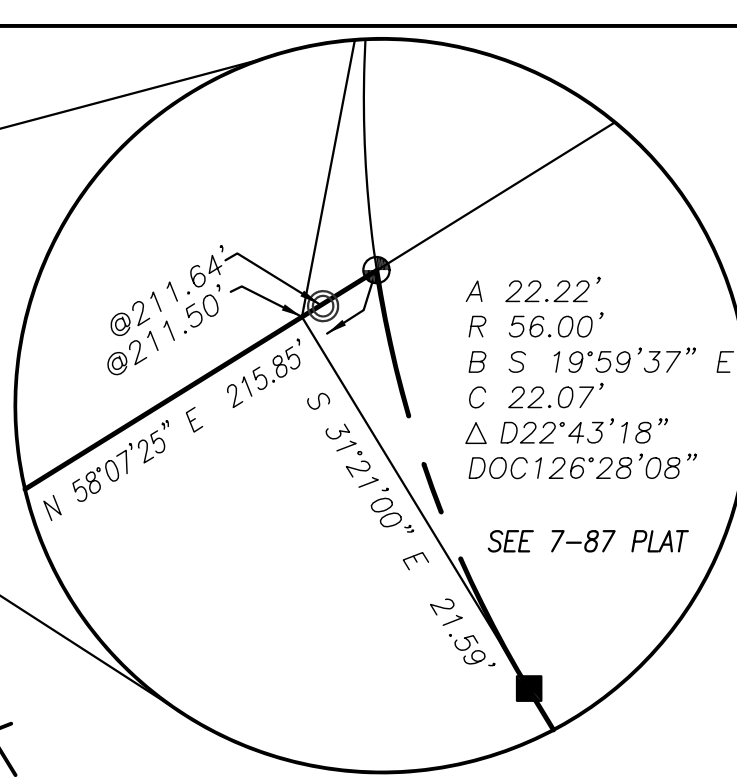
BFE (BASE FLOOD ELEVATION) IS FROM MADISON COUNTY GIS.

2.5099± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO 2.0541± ACRE TRACT.

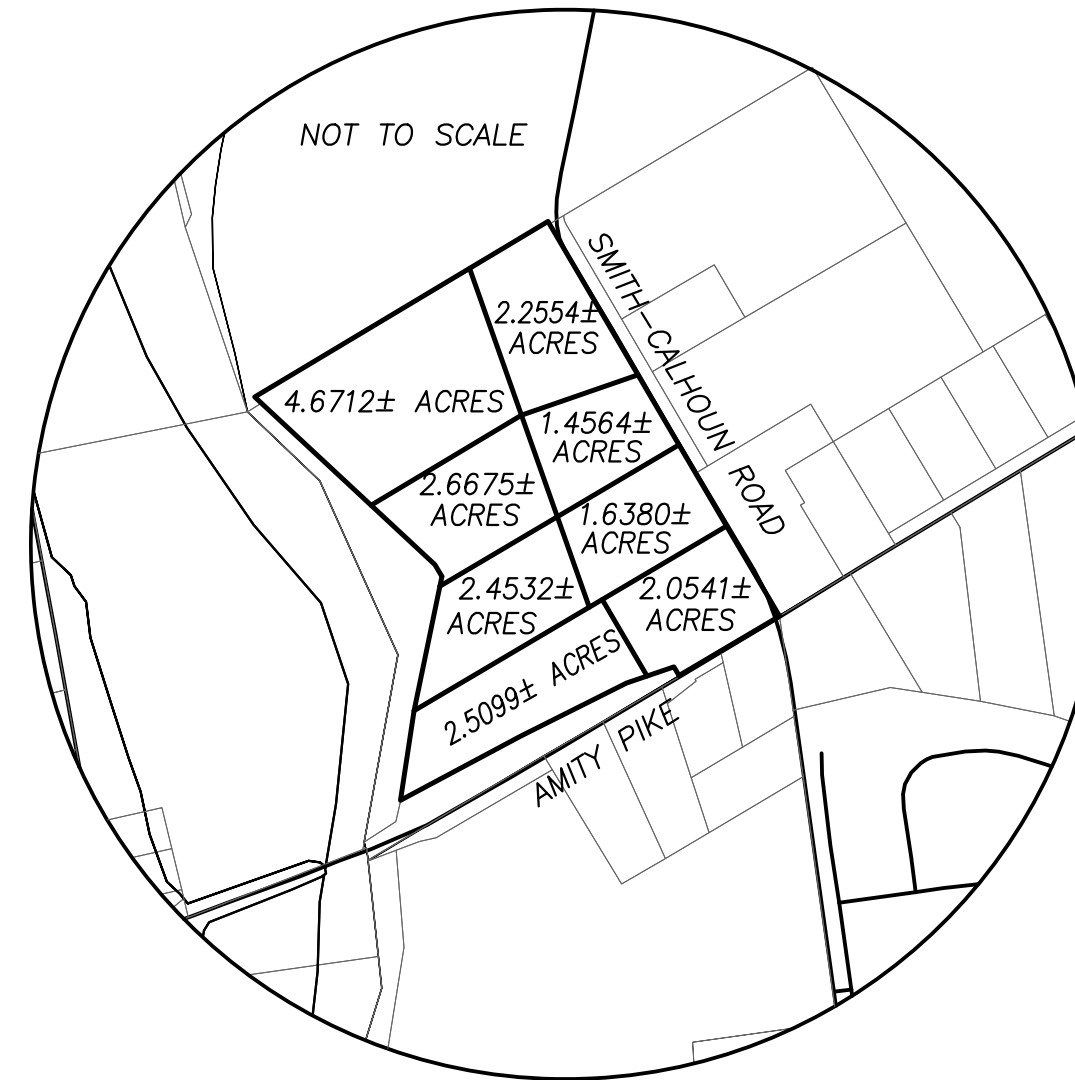
2.4532± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO 1.6380± ACRE TRACT.

2.6675± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO 1.4564± ACRE TRACT.

4.6712± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO 2.2554± ACRE TRACT.



LOCATION MAP



DEED REFERENCE

J & M MILLS LLC
OR 221 PG 481

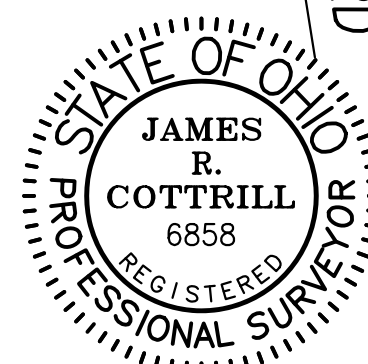
- (A) 10.137 ACRES
PARCEL No. 01-00311.000
- (B) 5 ACRES
PARCEL No. 01-00310.000
- (C) 4.435 ACRES
PARCEL No. 01-00312.000

LEGEND

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

- ⊙ 1/2" ∅ IRON PIPE (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- MAG NAIL (SET)
- ⊙ MAG NAIL (SET OVER IRON PIN FD.)
- ⊕ 3/4" ∅ REBAR & ALUMINUM CAP STAMPED "ODOT" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGINEERING" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET/BURIED 1' DEEP)

POINT OF COMMENCEMENT
N=755274.97'
E=1759799.54'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
DATE: 08/09/2018

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

**VMS 1479, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MIKE MILLER**

SCALE : 1" = 100'	JOB No. S180603	CREW: MW
100' 50' 0 100'	SURVEYED 07/2018	DWN BY: RC
	DRAWN	CHECK: MW

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.4564 Acre Tract Surveyed for Mike Miller

The following described 1.4564 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 10.137 acre tract (Parcel 01-00311.000) and part of a 5 acre tract (Parcel 01-00310.000) both conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West, passing a mag nail set over an iron pin found at the East corner of said 5 acre tract at 249.94 feet, a total distance of 474.69 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 5 acre tract with the following two new courses:

- 1) **South 58° 27' 05" West**, passing iron pin and cap set at 19.69 feet, a total distance of **298.43 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 21° 42' 00" West**, passing the Southeast line of said 10.137 acre tract at 60.30 feet, a total distance of **248.07 feet** to an iron pin and cap set;

Thence, with a new line across said 10.137 acre tract, **North 66° 05' 13" East**, passing an iron pin and cap set at 233.97 feet, a total distance of **259.03 feet** to a mag nail set in the centerline of Smith-Calhoun Road;

Thence, with the centerline of Smith-Calhoun Road, **South 31° 21' 00" East**, passing a 1/2 inch diameter iron pipe found at the North corner of said 5 acre tract at 150.59 feet, a total distance of **210.00 feet** returning to the **True Point of Beginning**, containing **1.4564 Acres** more or less, of which 1.0562 acres more or less is of said 10.137 acre tract and 0.4002 acres more or less is of said 5 acre tract.

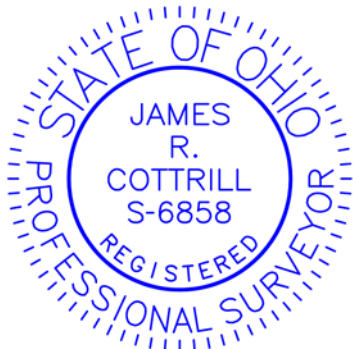
Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

The hereinabove described 1.4564 acre tract is to become part of and contingent to a 2.6675 acre tract described separately and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job #S180603-1-4564AC)



James R. Cottrill
James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.6380 Acre Tract Surveyed for Mike Miller

The following described 1.6380 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 5 acre tract (Parcel 01-00310.000) conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West a distance of 249.94 feet to a mag nail set over an iron pin found at the North corner of a 4.435 acre tract also conveyed to J & M Mills, LLC by Official Record 221 page 481 and being the **True Point of Beginning**;

Thence, with the Northwest line of said 4.435 acre tract, **South 58° 28' 09" West**, passing an iron pin and cap set at 21.00 feet, a total distance of **336.65 feet** to an iron pin and cap set and buried 1 foot deep;

Thence, across said 5 acre tract with the following two new courses:

- 1) **North 21° 42' 00" West** a distance of **228.00 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 58° 27' 05" East**, passing an iron pin and cap set at 278.74 feet, a total distance of **298.43 feet** to a mag nail set in the centerline of Smith-Calhoun Road;

Thence, with the centerline of Smith-Calhoun Road, **South 31° 21' 00" East** a distance of **224.75 feet** returning to the **True Point of Beginning**, containing **1.6380 Acres** more or less.

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

The hereinabove described 1.6380 acre tract is to become part of and contingent to a 2.4532 acre tract described separately and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job #S180603-1-6380AC)



James R. Cottrill

James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.0541 Acre Tract Surveyed for Mike Miller

The following described 2.0541 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 4.435 acre tract (Parcel 01-00312.000) conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Amity Pike and said VMS line, **South 58° 28' 04" West** a distance of **281.46 feet** to a mag nail set over an iron pin found at a corner to a 1.285 acre tract conveyed to the Board of County Commissioners of Madison County Ohio by Official Record 291 page 1331;

Thence, around said 1.285 acre tract with the following two courses:

- 1) **North 31° 31' 55" West** a distance of **25.00 feet** to an iron pin and cap set;
- 2) **South 70° 09' 27" West** a distance of **123.39 feet** to a 5/8 inch diameter iron pin found;

Thence, with a new line across to said 4.435 acre tract, **North 13° 09' 17" West** a distance of **210.69 feet** to an iron pin and cap set and buried 1 foot deep in the Southeast line of a 5 acre tract also conveyed to J & M Mills, LLC by Official Record 221 page 481;

Thence, with the Southeast line of said 5 acre tract, **North 58° 28' 09" East**, passing an iron pin and cap set at 315.65 feet, a total distance of **336.65 feet** to a mag nail set over an iron pin found in the centerline of Smith-Calhoun Road;

Thence, with the centerline of Smith-Calhoun Road, **South 31° 21' 00" East** a distance of **249.94 feet** returning to the Point of Beginning, containing **2.0541 Acres** more or less.

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

The hereinabove described 2.0541 acre tract is to become part of and contingent to a 2.5099 acre tract described separately and shown on accompanying plat.

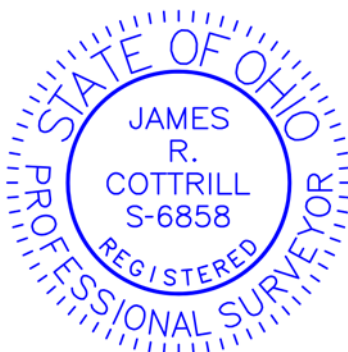
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job #S180603-2-0541AC)

James R. Cottrill

James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.2554 Acre Tract Surveyed for Mike Miller

The following described 2.2554 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 10.137 acre tract (Parcel 01-00311.000) conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West, passing a 1/2 inch diameter iron pipe found at the East corner of said 10.137 acre tract at 534.10 feet, a total distance of 684.69 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 10.137 acre tract with the following two new courses:

- 1) **South 66° 05' 13" West**, passing an iron pin and cap set at 25.06 feet, a total distance of **259.03 feet** to an iron pin and cap set;
- 2) **North 24° 53' 04" West** a distance of **402.71 feet** to an iron pin and cap set in the southeast line of a 45.3 acre tract conveyed to Mary Lou Atkinson, et al. by Official Record 333 page 478;

Thence, with the southeast line of said 45.3 acre tract, **North 58° 07' 25" East**, passing the point of intersection of Smith-Calhoun Road at 211.50 feet, passing a 1/2 inch diameter iron pipe found at 211.64 feet, a total distance of **215.85 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found in the centerline of Smith-Calhoun Road;

Thence, with the centerline of Smith-Calhoun Road with the following two courses;

- 1) with a curve to the left, with a radius of 56.00 feet, arc length of **22.22 feet** and cord bears South 19° 59' 37" East a distance of 22.07 feet to a 5/8 inch diameter iron pin found;
- 2) **South 31° 21' 00" East** a distance of **414.02 feet** returning to **The True Point of Beginning** containing **2.2554 Acres** more or less.

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.


Subject to a 50 feet Drainage Easement as recorded in Deed Book 286 page 659.

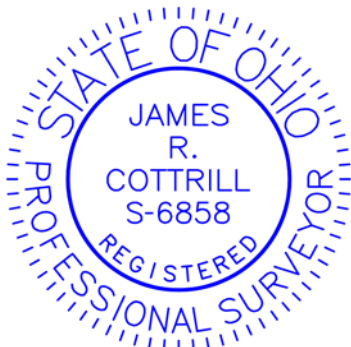
The hereinabove described 2.2554 acre tract is to become part of and contingent to a 4.6712 acre tract described separately and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job # S180603-2-2554AC)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.4532 Acre Tract Surveyed for Mike Miller

The following described 2.4532 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 5 acre tract (Parcel 01-00310.000) conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West a distance of 249.94 feet to a mag nail set over an iron pin found at the North corner of a 4.435 acre tract also conveyed to J & M Mills, LLC by Official Record 221 page 481;

Thence, with the Northwest line of said 4.435 acre tract, South 58° 28' 09" West, passing an iron pin and cap set at 21.00 feet, a total distance of 336.65 feet to an iron pin and cap set and buried 1 foot deep at the **True Point of Beginning**;

Thence, continuing with the Northwest line of said 4.435 acre tract, **South 58° 28' 09" West**, passing an iron pin and cap set at 480.97 feet, a total distance of **558.49 feet** to the East bank of Big Darby Creek;

Thence, meandering with the East bank of Big Darby Creek, **North 10° 45' 42" East** a distance of **303.54 feet** to a point;

Thence, across said 5 acre tract with the following two new courses:

- 1) **North 58° 27' 05" East**, passing an iron pin and cap set at 44.63 feet, a total distance of **393.16 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **South 21° 42' 00" East** a distance of **228.00 feet** returning to the **True Point of Beginning**, containing **2.4532 Acres** more or less.

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

The hereinabove described 2.4532 acre tract is to become part of and contingent to a 1.6380 acre tract described separately and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job #S180603-2-4532AC)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.5099 Acre Tract Surveyed for Mike Miller

The following described 2.5099 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 4.435 acre tract (Parcel 01-00312.000) conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West a distance of 249.94 feet to a mag nail set over an iron pin found at the East corner of a 5 acre tract also conveyed to J & M Mills, LLC by Official Record 221 page 481;

Thence, with the Southeast line of said 5 acre tract, South 58° 28' 09" West, passing an iron pin and cap set at 21.00 feet, a total distance of 336.65 feet to an iron pin and cap set and buried 1 foot deep at the **True Point of Beginning**;

Thence, with a new line across said 4.435 acre tract, **South 13° 09' 17" East** a distance of **210.69 feet** to a 5/8 inch diameter iron pin found in the Northwest line of a 1.285 acre tract conveyed to the Board of County Commissioners of Madison County Ohio by Official Record 291 page 1331;

Thence, with the Northwest line of said 1.285 acre tract with the following two courses:

- 1) **South 62° 23' 40" West** a distance of **292.09 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 60° 57' 53" West** a distance of **342.39 feet** to a 3/4 inch diameter rebar and aluminum cap stamped "ODOT" found at the East bank of Big Darby Creek;

Thence, meandering with the East bank of Big Darby Creek, **North 09° 03' 25" East** a distance of **217.34 feet** to the South corner of said 5 acre tract;

Thence, with the Southeast line of said 5 acre tract, **North 58° 28' 09" East**, passing an iron pin and cap set at 77.52 feet, a total distance of **558.49 feet** returning to the **True Point of Beginning**, containing **2.5099 Acres** more or less.

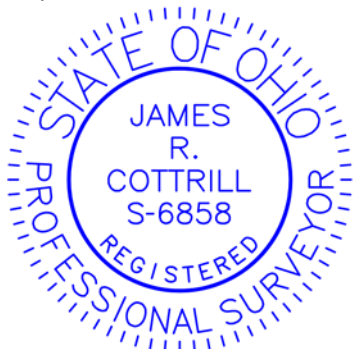
Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

The hereinabove described 2.5099 acre tract is to become part of and contingent to a 2.0541 acre tract described separately and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job #S180603-2-5099AC)



James R. Cottrill
James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.6675 Acre Tract Surveyed for Mike Miller

The following described 2.6675 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 10.137 acre tract (Parcel 01-00311.000) and part of a 5 acre tract (Parcel 01-00310.000) both conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West, passing a mag nail set over an iron pin found at the East corner of said 5 acre tract at 249.94 feet, a total distance of 474.69 feet to a mag nail set;

Thence, across said 5 acre tract, South 58° 27' 05" West, passing iron pin and cap set at 19.69 feet, a total distance of 298.43 feet to an iron pin and cap set and buried 1 foot deep at the **True Point of Beginning**;

Thence, with a new line across said 5 acre tract, **South 58° 27' 05" West**, passing an iron pin and cap set at 348.53 feet, a total distance of **393.16 feet** to the East bank of Big Darby Creek;

Thence, meandering with the East bank of Big Darby Creek the following three courses,

- 1) **North 10° 45' 42" East** a distance of **34.36 feet** to a half inch diameter iron pipe found;
- 2) **North 31° 25' 41" West** a distance of **34.00 feet** to the South corner of said 10.137 acre tract;
- 3) **North 48° 01' 30" West** a distance of **260.93 feet** to a point;

Thence, across said 10.137 acre tract with the following two new courses:

- 1) **North 66° 05' 13" East**, passing an iron pin and cap set at 91.16 feet, a total distance of **490.75 feet** to an iron pin and cap set
- 2) **South 21° 42' 00" East**, passing the Northwest line of said 5 acre tract at 187.77 feet, a total distance of **248.07 feet** returning to the **True Point of Beginning**, containing **2.6675 Acres** more or less, of which 2.1491 acres more or less is part of said 10.137 acre tract and 0.5184 acres more or less is part of said 5 acre tract.

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

Subject to a 50 feet Drainage Easement as recorded in Deed Book 286 page 659.

The hereinabove described 2.6675 acre tract is to become part of and contingent to a 1.4564 acre tract described separately and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job # S180603-2-6675AC)



James R. Cottrill
James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

4.6712 Acre Tract Surveyed for Mike Miller

The following described 4.6712 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 10.137 acre tract (Parcel 01-00311.000) conveyed to J & M Mills, LLC by Official Record 221 page 481, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West, passing a 1/2 inch diameter iron pipe found at the East corner of said 10.137 acre tract at 534.10 feet, a total distance of 684.69 feet to a mag nail set;

Thence, across said 10.137 acre tract South 66° 05' 13" West, passing an iron pin and cap set at 25.06 feet, a total distance of 259.03 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing with a new line across said 10.137 acre tract, **South 66° 05' 13" West**, passing an iron pin and cap set at 399.59 feet, a total distance of **490.75 feet** to a point on the east bank a Big Darby Creek;

Thence, with the meanderings of the centerline of said Big Darby Creek, **North 48° 01' 30" West** a distance of **345.36 feet** to a point in the southeast line of a 45.3 acre tract conveyed to Mary Lou Atkinson, et al. by Official Record 333 page 478;

Thence, with the southeast line of said 45.3 acre tract, **North 58° 07' 25" East**, passing a 1/2 inch diameter iron pipe found at 102.13 feet, a total distance of **631.09 feet** to an iron pin and cap set;

Thence, with a new line across said 10.137 acre tract, **South 24° 53' 04" East** a distance of **402.71 feet** returning to **The True Point of Beginning**, containing **4.6712 Acres** more or less.

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

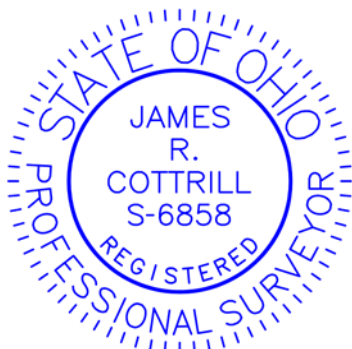
Subject to a 50 feet Drainage Easement as recorded in Deed Book 286 page 659.

The hereinabove described 4.6712 acre tract is to become part of and contingent to a 2.2554 acre tract described separately and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job # S180603-4-6712AC)



James R. Cottrill

James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

20 Feet Wide Drainage Easement Surveyed for Mike Miller

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Canaan Township, VMS 1479, and being part of a 10.137 acre tract (Parcel 01-00311.000) conveyed to J & M Mills, LLC by Official Record 221 page 481, and being 10 feet left and right of the following described baseline: Commencing at a mag nail set over an iron pin found at the centerline intersection of Smith-Calhoun Road (Township Road 37, unknown right-of-way width) and Amity Pike (County Road 36, right-of-way width varies), and in the line between VMS 1187 and 1479;

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West, passing a 1/2 inch diameter iron pipe found at the East corner of said 10.137 acre tract at 534.10 feet, a total distance of 684.69 feet to a mag nail set at the **True Point of Beginning of said Baseline;**

Thence, across said 10.137 acre tract, **South 66° 05' 13" West**, passing an iron pin and caps set at 25.06 feet, 259.03 feet and 658.65 feet, a total distance of **749.78 feet** to the centerline of Big Darby Creek and being the **Terminus of said Baseline.**

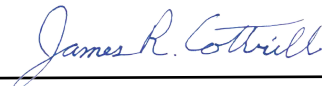
Bearings are based on the centerline of Smith-Calhoun Road (North 31° 21' 00" West) as described in Official Record 221 page 481.

The hereinabove described drainage easement is for the benefit of a 2.2554 acre tract, 1.4564 acre tract, 2.6675 acre tract and 4.6712 acre tract described by the surveyor and shown on accompanying plat.

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 July of 2018 by James R. Cottrill, PS registration #6858. (Job # S180603-EASE)



James R. Cottrill, PS

