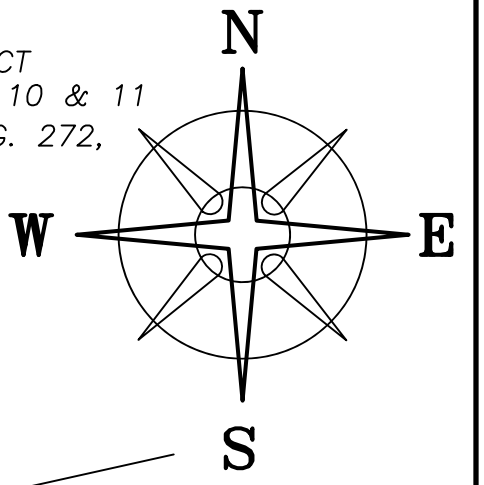


BEARINGS ARE BASED ON THE EAST LINE OF JENKINS' 67.593 ACRE TRACT (S 10°58'E) AS SHOWN ON SCIOTO FARM UNITS 10 & 11 RECORDED IN TOWN PLAT RECORD VOL. 1, PG. 272, AND IN OR 331 PG 1243



CARL L & CAROLYN J WALTERS, JT LIVES
DB 288 PG 344
108.1860 ACRES

GCSQUARED LLC
OR 253 PG 920
101.35 ACRES

JAMES D & JUDITH E RHEINSCHELD, JT LIVES
OR 144 PG 287
60.4494 ACRES

ROBERT A, CLAYTON & CARSON ENGLE
OR 325 PG 2218
11.0153 ACRES

ROBERT L ENGLE, TRUSTEE
ROBERT A, CLAYTON & CARSON ENGLE
OR 325 PG 2218
3.2779 ACRES

ANTHONY & AMY LEBEAU, JT LIVES
OR 326 PG 1351
102.2544 ACRES

RICHARD L & CAROL L WILSON
DB 247 PG 616
70.00 TOTAL ACRES

IPC BEARS
N 25°33'02" E 15.33'
S 84°36'26" E 525.99'
S 25°33'04" W 131.71'

WOVEN WIRE FENCE
S 84°36'26" E 1803.79'
@1275.79'

N 01°52'55" E 797.13'

N 88°12'48" W 1709.37'

22.1884± ACRES
PARCEL No. 21-00149.000
PARCEL No. 17-00226.000
25.0700± ACRES

47.2584± ACRES

@428.85'

S 10°58'00" E 1253.65'
N 51°54'37" W 976.54'
S 51°54'37" E 976.54'

VMS 6497
VMS 3972
SCALED FROM TAX MAP

RANGE TOWNSHIP
PLEASANT TOWNSHIP
SCALED FROM TAX MAP

BRADFORD CREEK

SUGAR CREEK

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAIL ROAD SPIKE (FOUND)
- △ 5/8" Ø IRON PIN (FOUND)
- IRON PIN (FOUND)
- ▲ 4" Ø METAL FENCE POST (FOUND)
- ⊙ 2 1/2" Ø IRON PIPE & CAP (FOUND)
- ⊗ 3/4" Ø IRON PIPE (SET)
- ⊖ 1 1/2" Ø IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

DEED REFERENCE
JOYCE H JENKINS
OR 331 PG 1243
① 67.593 ACRES TOTAL
PARCEL No. 17-00226.000
47.1509 ACRES IN PLEASANT TOWNSHIP
PARCEL No. 21-00149.000
18.94 ACRES IN RANGE TOWNSHIP
SCIOTO FARM UNITS 10 & 11
RECORDED IN TOWN PLAT RECORD VOL. 1, PG. 272,

LINE	BEARING	DISTANCE
L1	S 14°27'51" E	98.88'
L2	S 05°58'34" W	236.30'
L3	S 00°57'13" E	40.61'
L4	S 00°57'13" E	232.36'
L5	N 02°24'29" E	123.08'
L6	N 27°52'38" E	158.32'
L7	N 05°58'34" E	236.30'
L8	N 14°27'51" W	98.88'

20.0010± ACRES

16.25 ACRES

53.75 ACRES

STATE ROUTE 323 (60'R/W)

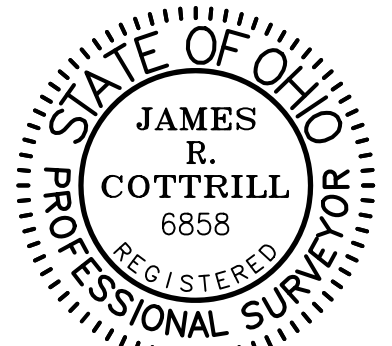
BRAGG ROAD
(7-88, 40' R/W)

POINT OF COMMENCEMENT
N=631399.107'
E=1733002.371'

POB
N 87°47'35" W 44.77'
D W F
OR 209 PG 1001
1.049 ACRES

ROSS GOODMAN
OR 307 PG 1827
1.5001 ACRES

TPOB
N 87°54'32" W 344.09'
S 87°49'08" E 420.00'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 08/14/18

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

20.0010± & 47.2584± AC, VMS 3972 & 6497, PLEASANT & RANGE TWPS, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR JOYCE JENKINS

SCALE : 1" = 200'	JOB No. S180606	CREW: NC
200' 100' 0 200'	SURVEYED 08/2018	DWN BY: NC
	DRAWN 08/2018	CHECK: MW

COTTRILL SURVEYING, INC

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

20.0010 Acre Tract Surveyed for Joyce Jenkins

The following described 20.0010 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 3972, being part of a 67.593 acre tract (Parcel 17-00226.000, 47.1509 acres in the Pleasant Township and Parcel 21-00149.000, 18.94 acres in Range Township) conveyed to Joyce H Jenkins by Official Record 331 page 1243, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 323 (60 feet right-of-way) at the Southeast corner of a 70.00 acre tract conveyed to Richard L and Carol L Wilson by Deed Book 247 page 616 and the Southwest corner of said 67.593 acre tract, said iron pin bears South 87° 58' 07" East a distance of 1102.77 feet from a railroad spike found at the centerline intersection of State Route 323 and Bragg Road (Township Road 68, 40 feet right-of-way);

Thence, with the East line of said 70.00 acre tract, **North 01° 51' 13" East**, passing an iron pin and cap previously set at 30.00 feet and an iron pin and cap set at 1291.90 feet, a total distance of **1788.63 feet** to a 2 1/2" diameter iron pipe and cap (Scioto Farm Unit Monument) found;

Thence, across said 67.593 acre tract with the following four new courses:

- 1) **South 51° 54' 37" East** a distance of **976.54 feet** to an iron pin and cap set;
- 2) **South 14° 27' 51" East** a distance of **98.88 feet** to an iron pin and cap set;
- 3) **South 24° 54' 20" West** a distance of **671.78 feet** to an iron pin and cap set;
- 4) **South 05° 58' 34" West** a distance of **236.30 feet** to a 5/8 inch diameter iron pin found at the Northeast corner of a 1.5001 acre tract conveyed to Ross Goodman by Official Record 307 page 1827;

Thence, around said 1.5001 acre tract with the following two courses:

- 1) **North 87° 54' 32" West** a distance of **303.66 feet** to a 5/8 inch diameter rebar found;
- 2) **South 00° 57' 13" East** a distance of **40.61 feet** to an iron pin and cap set at the Northeast corner of a 1.049 acre tract conveyed to DWF by Official Record 209 page 1001;

Thence, around said 1.049 acre tract with the following two courses:

- 1) **North 85° 43' 58" West** a distance of **200.53 feet** to a 3/4 inch diameter iron pipe set;
- 2) **South 00° 57' 13" East**, passing iron pin and cap previously set at 201.22 feet, a total distance of **232.36 feet** to an iron pin found in the centerline of State Route 323;

Thence, with the centerline of State Route 323, **North 87° 47' 35" West** a distance of **44.77 feet** returning to the **Point of Beginning**, containing **20.0010 Acres** more or less.

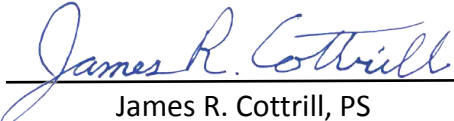
Bearings are based on the East line of Jenkins' 67.593 acre tract (South 10° 58' East) as shown on Scioto Farm Units 10 and 11 recorded in Town Plat Record Volume 1 page 272 and in Official Record 331 page 1243.

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 18, 2018 by James R. Cottrill, PS registration #6858. (Job # S180606-20-0010AC)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

47.2584 Acre Tract Surveyed for Joyce Jenkins

The following described 47.2584 acre tract is situated in the State of Ohio, Madison County, Pleasant & Range Townships, VMS 3972 & 6497, being part of a 67.593 acre tract (Parcel 17-00226.000, 47.1509 acres in the Pleasant Township and Parcel 21-00149.000, 18.94 acres in Range Township) conveyed to Joyce H Jenkins by Official Record 331 page 1243, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 323 (60 feet right-of-way) and Bragg Road (Township Road 68, 40 feet right-of-way);

Thence, with the centerline of State Route 323 with the following three courses:

- 1) South 87° 58' 07" East a distance of 1102.77 feet to an iron pin found;
- 2) South 87° 47' 35" East a distance of 44.77 feet to an iron pin found;
- 3) South 87° 49' 08" East a distance of 420.00 feet to the Southeast corner of a 1.5001 acre tract conveyed to Ross Goodman by Official Record 307 page 1827, a corner to said 67.593 acre tract and being the **True Point of Beginning**;

Thence, with the East line of said 1.5001 acre tract with the following two courses:

- 1) **North 02° 24' 29" East**, passing an iron pin and cap set at 52.00 feet, a total distance of **123.08 feet** to an iron pin and cap previously set;
- 2) **North 27° 52' 38" East** a distance of **158.32 feet** to a 5/8 inch diameter rebar found;

Thence, across said 67.593 acre tract with the following four new courses:

- 1) **North 05° 58' 34" East** a distance of **236.30 feet** to an iron pin and cap set;
- 2) **North 24° 54' 20" East** a distance of **671.78 feet** to an iron pin and cap set;
- 3) **North 14° 27' 51" West** a distance of **98.88 feet** to an iron pin and cap set;
- 4) **North 51° 54' 37" West** a distance of **976.54 feet** to a 2 1/2 inch diameter iron pipe and cap (Scioto Farm Unit Monument) found at the Northeast corner of a 70.00 acre tract conveyed to Richard L and Carol L Wilson by Deed Book 247 page 616;

Thence, with the North line of said 70.00 acre tract, **North 88° 12' 48" West**, passing the Pleasant/Range Township line at 428.85 feet, a total distance of **1,709.37 feet** to a 2 1/2 inch diameter iron pipe and cap (Scioto Farm Unit Monument) found in the East line of a 102.2544 acre tract conveyed to Anthony and Amy LeBeau, Joint Lives by Official Record 326 page 1351;

Thence, with the East line of said 102.2544 acre tract, **North 01° 52' 55" East** a distance of **797.13 feet** to a 3/4 inch diameter iron rebar found at the Southwest corner of a 108.1860 acre tract conveyed to Carl L and Carolyn J Walters by Deed Book 288 page 344;

Thence, with the South line of said 108.1860 acre tract with the following two courses:

- 1) **South 84° 36' 26" East**, passing the Pleasant/Range Township line at 1,275.79 feet, a total distance of **1,803.79 feet** to a 2 1/2 inch diameter iron pipe and cap (Scioto Farm Unit Monument) found;
- 2) **South 84° 36' 26" East** a distance of **525.99 feet** to an iron pin and cap previously set at the Southwest corner of a 101.35 acre tract conveyed to GCSquared LLC by Official Record 253 page 920 in the Northwest corner of a 60.4494 acre tract conveyed to James D and Judith E Rheinscheld, Joint Lives by Official Record 144 page 287, from said iron pin an iron pin and cap previously set bears North 25° 33' 02" East a distance of 15.33 feet;

Thence, with the West line of said 60.4494 acre tract with the following two courses:

- 1) **South 25° 33' 04" West** a distance of **131.71 feet** to a 2 1/2 inch diameter iron pipe and cap (Scioto Farm Unit Monument) found;
- 2) **South 10° 58' 00" East**, passing an iron pin and cap previously set at the Northwest corner of a 11.0153 acre tract conveyed to Robert A, Clayton and Carson Engle by

Official Record 325 page 2218 at 1,005.16 feet, a total distance of **1233.65 feet** to a 2 1/2 inch diameter iron pipe and cap (Scioto Farm Unit Monument) found;

Thence, around said 11.0153 acre tract with the following three courses:

- 1) **South 24° 54' 20" West** a distance of **664.88 feet** to a 2 1/2 inch diameter iron pipe and cap (Scioto Farm Unit Monument) found;
- 2) **South 81° 08' 50" East** a distance of **258.61 feet** to a 2 1/2 inch diameter iron pipe and cap (Scioto Farm Unit Monument) found;
- 3) **South 04° 48' 41" West**, passing a 5/8 inch diameter iron pin found the Northwest corner of a 3.2779 acre tract conveyed to Robert L Engle, Trustee by Official Record 325 page 2218 at 8.14 feet, passing an iron pin and cap previously set at 437.88 feet, a total distance of **477.88 feet** to the centerline of State Route 323;

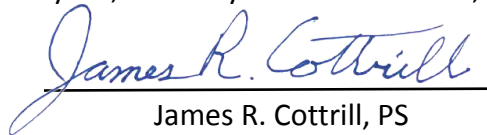
Thence, with the centerline of State Route 323, **North 87° 54' 32" West** a distance of **344.09 feet** returning to the **True Point of Beginning**, containing **47.2584 Acres** more or less, of which 22.1884 acres more or less is in Range Township and 25.0700 acres more or less is in Pleasant Township.

Bearings are based on the East line of Jenkins' 67.593 acre tract (South 10° 58' East) as shown on Scioto Farm Units 10 and 11 recorded in Town Plat Record Volume 1 page 272 and in Official Record 331 page 1243.

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 18, 2018 by James R. Cottrill, PS registration #6858. (Job #S180606-47-2584AC)


James R. Cottrill, PS

