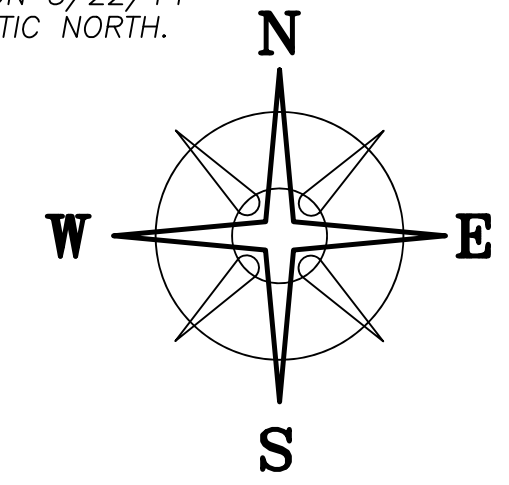


BEARINGS ARE BASED ON A GPS OBSERVATION ON 5/22/14 WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
 ROGER L. TIMMONS, TRUSTEE  
 JOSEPH C. & MICHAEL B TIMMONS  
 OR 302 P 189

- (A) 100.67 ORIG. ACRES TRACT II  
08-01020.000 & 01-00423.000
- (B) 52 ORIG. ACRES TRACT III  
08-01021.000
- (C) 54.5 ORIG. ACRES TRACT IV  
08-01020.000
- (D) 25 ORIG. ACRES TRACT VIII  
08-01020.000
- (E) 18.04 ACRES TRACT IX  
08-01020.000
- (F) 11.128 ACRES  
01-00423.000

**NOTES**

VMS LINES SCALED FROM GIS

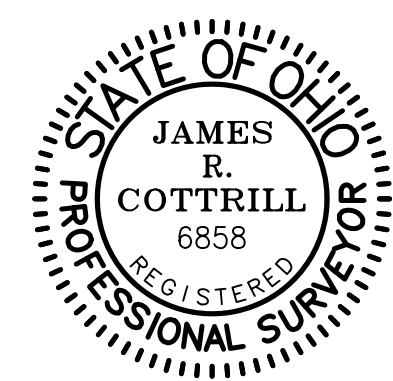
**LEGEND**

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

- △ MADISON CO. MON. 12-40 (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊗ 1/2" ∅ PINCHED IRON PIPE (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊕ 1/2" ∅ IRON PIPE (FOUND)
- ⊖ 5/8" ∅ IRON REBAR (FOUND)
- IRON PIN (FOUND)
- CONCRETE FENCE POST (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊠ MAG NAIL (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)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 85°22'10" E	323.64'
L2	S 04°37'50" E	202.10'
L3	N 04°37'50" W	578.49'
L4	S 04°37'50" E	376.38'
L5	S 85°22'10" W	323.64'
L6	N 04°37'50" W	429.51'
L7	S 85°55'15" E	154.26'
L8	S 84°45'47" E	173.73'
L9	N 63°02'59" W	433.63'
L10	S 28°58'08" W	326.43'
L11	N 57°08'56" E	119.04'
L12	N 66°37'38" E	42.52'
L13	S 29°28'02" W	146.91'
L14	S 78°27'10" W	196.67'
L15	N 63°51'41" W	282.23'
L16	N 28°58'08" E	326.43'
L17	S 63°02'59" E	433.63'

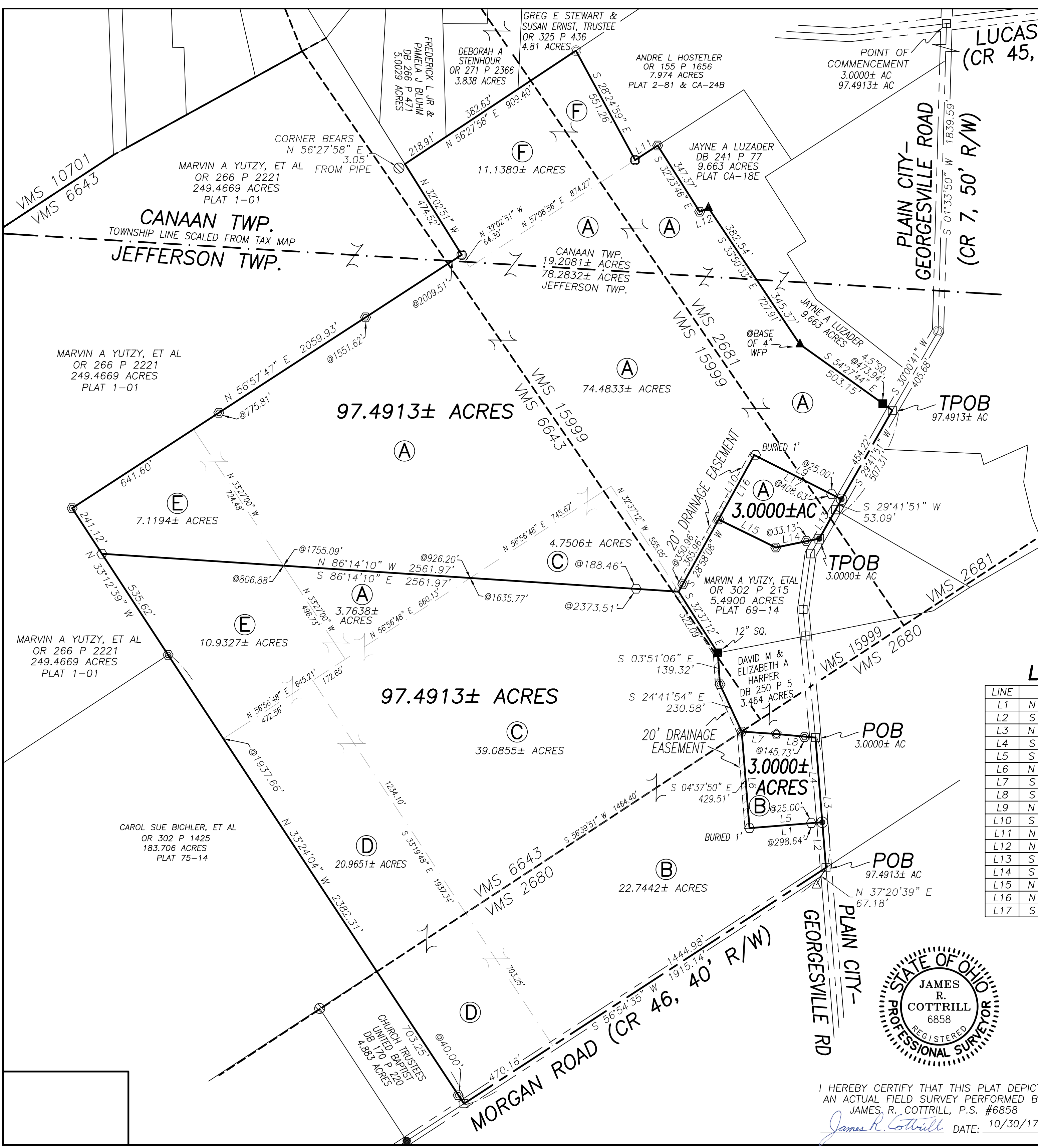


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
 James R. Cottrill DATE: 10/30/17

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

**FARM SPLIT, VMS 2680, 2681, 6643, & 15999, CANAAN & JEFFERSON TOWNSHIPS, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR TIMMONS**

SCALE : 1" = 300'	DATES	JOB No. S170707
300' 150' 0 300'	SURVEYED 08/2017	CREW: MW
	DRAWN 08/2017	DWN BY: NC



# **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **3.0000 Acre Tract** *Surveyed for Timmons*

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2681 and 15999, being part of a 100.67 original acre tract (Parcel 08-01020.000, Tract II) conveyed to Roger L Timmons, Trustee and Joseph C and Michael B Timmons by Official Record 302 page 189, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Lucas Road (County Road 45, 60 feet right-of-way) and Plain City-Georgesville Road (County Road 7, 50 feet right-of-way);

Thence, with the centerline of Plain City-Georgesville Road with the following four courses:

- 1) South 01° 33' 50" West a distance of 1839.59 feet to a 3/4-inch diameter iron pipe found;
- 2) South 30° 00' 41" West a distance of 405.68 feet to an iron pin found;
- 3) South 29° 41' 51" West a distance of 507.31 feet to an iron pin found;
- 4) South 29° 28' 02" West a distance of 146.91 feet to a mag nail found at the Northeast corner of a 5.4900 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 302 page 215, and being the **True Point of Beginning**;

Thence, with the North line of said 5.4900 acre tract with the following two courses:

- 1) **South 78° 27' 10" West**, passing an iron pin and cap previously set at 33.13 feet, a total distance of **196.67 feet** to an iron pin and cap previously set;
- 2) **North 63° 51' 41" West** a distance of **282.23 feet** to an iron pin and cap previously set;

Thence, across said 100.67 original acre tract with the following two new courses:

- 1) **North 28° 58' 08" East** a distance of **326.43 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **South 63° 02' 59" East**, passing iron pin and cap set at 408.63 feet, a total distance of **433.63 feet** to a mag nail set in the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road with the following two courses:

- 1) **South 29° 41' 51" West** a distance of **53.09 feet** to an iron pin found;
- 2) **South 29° 28' 02" West** a distance of **146.91 feet** returning to the **True Point of Beginning**, containing **3.0000 acres** more or less.

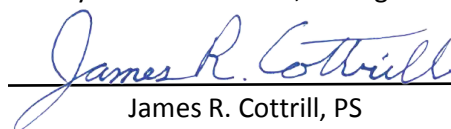
Bearings are based on a GPS observation on May 22, 2014, WGS 1984 Geodetic North.

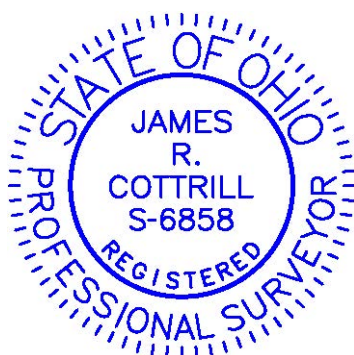
With the benefit of a 20 feet wide drainage easement described separately and shown more particularly on accompanying plat.

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 August 2017 by James R. Cottrill, PS registration #6858. (Job #S170707-3-0000A)

  
James R. Cottrill, PS



## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **3.0000 Acre Tract** *Surveyed for Timmons*

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2680, being part of a 52 original acre tract (Parcel 08-01021.000, Tract III) conveyed to Roger L Timmons, Trustee and Joseph C and Michael B Timmons by Official Record 302 page 189, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) at the Southeast corner of a 3.464 acre tract conveyed to David M and Elizabeth A Harper by Deed Book 250 page 5, said iron pin bears North 04° 37' 50" West a distance of 578.49 feet from an iron pin found at the centerline intersection of Plain City-Georgesville Road and Morgan Road (County Road 46, 40 feet right-of-way);

Thence, with the centerline of Plain City-Georgesville Road, **South 04° 37' 50" East** a distance of **376.38 feet** to a mag nail set;

Thence, across said 52 original acre tract with the following two new courses:

- 1) **South 85° 22' 10" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **323.64 feet** to an iron pin and set and buried 1 foot deep;
- 2) **North 04° 37' 50" West** a distance of **429.51 feet** to an iron pin and cap previously set at the Southwest corner of said Harper's 3.464 acre tract;

Thence, with the South line of said 3.464 acre tract with the following two courses:

- 1) **South 85° 55' 15" East** a distance of **154.26 feet** to a 1/2- inch diameter pipe found;
- 2) **South 84° 45' 47" East**, passing an iron pin and cap previously set at 145.73 feet, a total distance of **173.73 feet** returning to the **Point of Beginning**, containing **3.0000 acres** more or less.

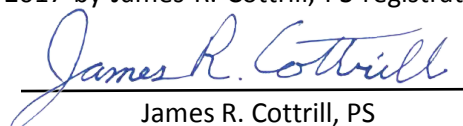
Bearings are based on a GPS observation on May 22, 2014, WGS 1984 Geodetic North.

With the benefit of a 20 feet wide drainage easement described separately and shown more particularly 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 August 2017 by James R. Cottrill, PS registration #6858. (Job #S170707-3-0000B)

  
James R. Cottrill, PS



# **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **97.4913 Acre Tract Surveyed for Timmons**

The following described 97.4913 acre tract is situated in the State of Ohio, Madison County, Canaan and Jefferson Townships, VMS 2681, 6643 and 15999, being part of a 100.67 original acre tract (Parcel 08-01020.000 and 01-00423.000, Tract II), part of a 54.5 original acre tract (Parcel 08-01020.000, Tract IV), part of a 18.04 acre tract (Parcel 08-01020.000, Tract IX), and all of a 11.128 acre tract (Parcel 01-00423.000) all conveyed to Roger L Timmons, Trustee and Joseph C and Michael B Timmons by Official Record 302 page 189, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Lucas Road (County Road 45, 60 feet right-of-way) and Plain City-Georgesville Road (County Road 7, 50 feet right-of-way);

Thence, with the centerline of Plain City-Georgesville Road with the following two courses:

- 1) South 01° 33' 50" West a distance of 1839.59 feet to a 3/4-inch diameter iron pipe found;
- 2) South 30° 00' 41" West a distance of 405.68 feet to an iron pin found at the southernmost corner of a 9.663 acre tract conveyed to Jane A Luzader by Deed Book 241 page 77 and a corner to said 100.67 original acre tract, and being the **True Point of Beginning**;

Thence, continuing with the centerline of Plain City-Georgesville Road, **South 29° 41' 51" West** a distance of **454.22 feet** to a mag nail set;

Thence, across said 100.67 acre tract with the following two new courses:

- 1) **North 63° 02' 59" West**, passing iron pin and cap set at 25.00 feet, a total distance of **433.63 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **South 28° 58' 08" West** a distance of **326.43 feet** to an iron pin and cap previously set at the Northwest corner of a 5.4900 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 302 page 215;

Thence, with the Northwest line of said 5.4900 acre tract, **South 28° 58' 08" West**, passing an iron pin and cap previously set at 350.96 feet, a total distance of **365.96 feet** to a point in the Northeast line of said 54.5 original acre tract;

Thence, with a new line across said 54.5 original acre, 100.67 original acre and 18.04 acre tracts, **North 86° 14' 10" West**, passing iron pin and cap set at 188.46 feet, passing the Southeast line of said 100.67 original acre tract at 926.20 feet, passing the Northeast line of said 18.04 acre tract at 1,755.09 feet, a total distance of **2,561.97 feet** to an iron pin and cap set in the Northeast line of a 249.4669 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 266 page 2221;

Thence, with said 249.4669 acre tract with the following three courses:

- 1) **North 33° 12' 39" West** a distance of **241.12 feet** to an iron pin and cap previously set;
- 2) **North 56° 57' 47" East**, passing the Northwest corner of said 100.67 original acre tract at 641.60 feet, passing iron pin and cap previously set at 775.81 feet and 1,551.62 feet, also passing the Canaan/Jefferson Township line at 2,009.51 feet, a total distance of **2,059.93 feet** to a 5/8 inch diameter rebar found in the Southwest line of said 11.128 acre tract;
- 3) **North 32° 02' 51" West** a distance of **474.52 feet** to the southernmost corner of a 5.0029 acre tract conveyed to Frederick L Jr and Pamela J Bluhm by Deed Book 266 page 471, said corner bears North 56° 27' 58" East a distance of 3.05 feet from a 1/2-inch pinched iron pipe found;

Thence, with the Southeast line of said 5.0029 acre tract, **North 56° 27' 58" East**, passing the Southwest corner of a 3.838 acre tract conveyed to Deborah A Steinhour by Official Record 271 page 2366 at 218.91 feet, also passing the Southwest corner of a 4.81 acre tract conveyed to Greg E Stewart and Susan Ernst, Trustees by Official Record 325 page 436 at 601.54 feet, a total distance of **909.40 feet** to a 3/4 inch diameter iron pipe found at the Northwest corner of a 7.974 acre tract conveyed to Andre L Hostetler by Official Record 155 page 1656;

Thence, around said 7.974 acre tract with the following two courses:

- 1) **South 28° 24' 59" East** a distance of **551.26 feet** to a 5/8 inch diameter rebar found in the Northwest line of said 100.67 original acre tract;
- 2) **North 57° 08' 56" East** a distance of **119.04 feet** to an iron pin and cap previously set at the Northwest corner of said Luzader's 9.663 acre tract;

Thence, with the Southwest line of said 9.663 acre tract with the following four courses:

- 1) **South 32° 23' 46" East** a distance of **347.37 feet** to an iron pin and cap previously set;
- 2) **North 66° 37' 38" East** a distance of **42.52 feet** to a recorded stone found;
- 3) **South 33° 50' 33" East**, passing the Canaan/Jefferson Township line at 382.54 feet, a total distance of **727.91 feet** to a recorded stone found at the base of a 4 inch diameter wooden fence post;
- 4) **South 54° 27' 44" East**, passing a 4 1/2-inch square concrete fence post found at 473.94 feet, a total distance of **503.15 feet** returning to the **True Point of Beginning**, containing **97.4913 acres** more or less, of which 19.2081 acres more or less is within Canaan Township and 78.2832 acres more or less is within Jefferson Township, 74.4833 acres more or less of said 100.67 original acre tract, 4.7506 acres more or less is of said 54.50 original acre tract, 7.1194 acres more or less of said 18.04 acre tract, and 11.1380 acre more or less is all of said 11.128 acre tract.

Bearings are based on a GPS observation on May 22, 2014, WGS 1984 Geodetic North.

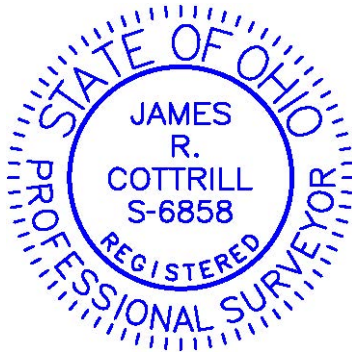
Subject to a 20 feet wide drainage easement described separately and shown more particularly on accompanying plat.

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 August 2017 by James R. Cottrill, PS registration #6858. (Job #S170707-97-4913A)

  
James R. Cottrill, PS



## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **97.4913 Acre Tract** **Surveyed for Timmons**

The following described 97.4913 acre tract is situated in the State of Ohio, Madison County, Canaan and Jefferson Townships, VMS 2680 and 6643, being part of a 100.67 original acre tract (Parcel 08-01020.000 and 01-00423.000, Tract II), being part of a 52 original acre tract (Parcel 08-01021.000, Tract III), part of a 54.5 original acre tract (Parcel 08-01020.000, Tract IV), all of a 25 original acre tract (Parcel 08-01020.000, Tract VII), and part of a 18.04 acre tract (Parcel 08-01020.000, Tract IX), all conveyed to Roger L Timmons, Trustee and Joseph C and Michael B Timmons by Official Record 302 page 189, and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Morgan Road (County Road 46, 40 feet right-of-way) Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) and being the Southeast corner of said 52 original acre tract;

Thence, with the centerline of Morgan Road, **South 56° 54' 35" West**, passing the Southeast corner of said 25 original acre tract at 1,444.98 feet, a total distance of **1,915.14 feet** to an iron pin found at the Southeast corner of a 4.883 acre tract conveyed to the Church Trustees of United Baptist by Deed Book 170 page 220;

Thence, with the Northeast line of said 4.883 acre tract, **North 33° 24' 04" West**, passing an iron pin and cap previously set at 40.00 feet, passing the Southeast corner of a 183.706 acre tract conveyed to Carol Sue Bichler, et. al. By Official Record 302 page 1425 at 703.25 feet, also passing the Southwest corner of said 18.04 acre tract at 1,937.66 feet, a total distance of **2,382.31 feet** to an iron pin and cap previously set at a corner to a 249.4669 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 266 page 2221;

Thence, with said 249.4669 acre tract, **North 33° 12' 39" West** a distance of **535.62 feet** to an iron pin and cap set;

Thence, with a new line across said 18.04 acre, 100.67 original acre and 54.5 original acre tracts, **South 86° 14' 10" East**, passing the Southwest line of said 100.67 original acre tract at 806.88 feet, passing the Northwest line of said 54.5 original acre tract at 1,635.77 feet, and passing an iron pin and cap set at 2,373.51 feet, a total distance of **2,561.97 feet** to the westernmost corner of a 5.4900 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 302 page 215, from said corner an iron pin and cap previously set bears North 28° 58' 08" East a distance of 15.00 feet;

Thence, with the Southwest line of said 5.4900 acre tract, **South 32° 37' 12" East** a distance of **322.09 feet** to a 12 inch square concrete fence post found at the Northwest corner of a 3.464 acre tract conveyed to David M and Elizabeth A Harper by Deed Book 250 page 5;

Thence, with the West line of said 3.464 acre tract with the following two courses:

- 1) **South 03° 51' 06" East** a distance of **139.32 feet** to an iron pin and cap previously set;
- 2) **South 24° 41' 54" East** a distance of **230.58 feet** to an iron pin and cap previously set in the North line of said 52 original acre tract and in the line between VMS 2680 and 6643;

Thence, across said 52 original acre tract with the following two new courses:

- 1) **South 04° 37' 50" East** a distance of **429.51 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 85° 22' 10" East**, passing iron pin and cap set at 298.64 feet, a total distance of **323.64 feet** to a mag nail set in the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road, **South 04° 37' 50" East** a distance of **202.10 feet** returning to the **Point of Beginning**, containing **97.4913 acres** more or less, of which 3.7638 acres more or less of said 100.67 original acre tract, 20.7442 acres more or less is of said 52 original acre tract, 39.0855 acres more or less is of said 54.50 original acre tract, 22.9651 acre more or less is all of said 25 original acre tract, and 10.9327 acres more or less of said 18.04 acre tract.

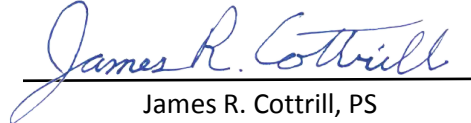
Bearings are based on a GPS observation on May 22, 2014, WGS 1984 Geodetic North.

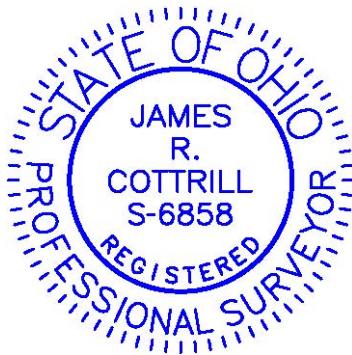
Subject to a 20 feet wide drainage easement described separately and shown more particularly on accompanying plat.

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 August 2017 by James R. Cottrill, PS registration #6858. (Job #S170707-97-4913B)

  
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 Timmons**

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Canaan and Jefferson Townships, VMS 15999, being part of a 97.4913 acre tract (Parcel 08-\_\_\_\_\_) conveyed to \_\_\_\_\_ by Official Record \_\_\_\_ page \_\_\_\_\_ and being a strip 20 feet wide East of and tangent to the following described Baseline:

Commencing at an iron pin found at the centerline intersection of Lucas Road (County Road 45, 60 feet right-of-way) and Plain City-Georgesville Road (County Road 7, 50 feet right-of-way);

Thence, with the centerline of Plain City-Georgesville Road with the following three courses:

- 1) South 01° 33' 50" West a distance of 1839.59 feet to a 3/4-inch diameter iron pipe found;
- 2) South 30° 00' 41" West a distance of 405.68 feet to an iron pin found at the southernmost corner of a 9.663 acre tract conveyed to Jane A Luzader by Deed Book 241 page 77 and a corner to said 97.4913 acre tract;
- 3) South 29° 41' 51" West a distance of 454.22 feet to a mag nail set at the corner of a 3.0000 acre tract conveyed to \_\_\_\_\_ by Official Record \_\_\_\_ page \_\_\_\_\_;

Thence, with the line between said 97.4913 acre and 3.0000 acre tracts, North 63° 02' 59" West, passing iron pin and cap set at 25.00 feet, a total distance of 433.63 feet to an iron pin and cap set and buried 1 foot deep at the **True Point of Beginning of said Baseline;**

Thence, continuing with the line between said 97.4913 acre and 3.0000 acre tracts, **South 28° 58' 08" West** a distance of **326.43 feet** to an iron pin and cap previously set at the Northwest corner of a 5.4900 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 302 page 215;

Thence, with the Northwest line of said 5.4900 acre tract, **South 28° 58' 08" West**, passing an iron pin and cap previously set at 350.96 feet, a total distance of **365.96 feet** to the **Terminus of said Baseline;**

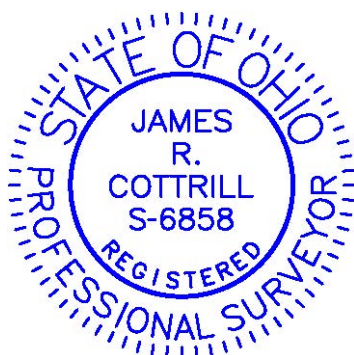
Bearings are based on a GPS observation on May 22, 2014, WGS 1984 Geodetic North.


The above described 20 feet wide easement is for the benefit of said 3.0000 acre tract.

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 August 2017 by James R. Cottrill, PS registration #6858. (Job #S170707-EASE-A)



  
James R. Cottrill, PS

# **COTTRILL SURVEYING, INC**

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## **20 Feet Wide Drainage Easement Surveyed for Timmons**

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Canaan and Jefferson Townships, VMS 2680, 6643 and 15999, being part of a 97.4913 acre tract (Parcel 08-\_\_\_\_\_) conveyed to \_\_\_\_\_ by Official Record \_\_\_\_\_ page \_\_\_\_\_ and being a strip 20 feet wide East of and tangent to the following described baseline:

Commencing at an iron pin found at the centerline intersection of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) and Morgan Road (County Road 46, 40 feet right-of-way), said iron pin also being the Southeast corner of said 97.4913 acre tract;

Thence, with the centerline of Plain City-Georgesville Road, North 04° 37' 50" West a distance of 202.10 feet to a mag nail set at the Southeast corner of a 3.0000 acre tract conveyed to \_\_\_\_\_ by Official Record \_\_\_\_\_ page \_\_\_\_\_;

Thence, with the line between said 97.4913 acre and 3.0000 acre tracts, South 85° 22' 10" West, passing an iron pin and cap set at 25.00 feet, a total distance of 323.64 feet to an iron pin and set at **True Point of Beginning of said baseline;**

Thence, continuing with the line between said 97.4913 acre and 3.0000 acre tracts, **North 04° 37' 50" West** a distance of **429.51 feet** to an iron pin and cap previously set at the Southwest corner a 3.464 acre tract conveyed to David M and Elizabeth A Harper by Deed Book 250 page 5;

Thence, with the West line of said 3.464 acre tract with the following two courses:

- 1) **North 24° 41' 54" West** a distance of **230.58 feet** to an iron pin and cap previously set;
- 2) **North 03° 51' 06" West** a distance of **139.32 feet** to a 12 inch square concrete fence post found at the Southwest corner of a 5.4900 acre tract conveyed to Marvin A Yutzy, et. al. by Official Record 302 page 215;

Thence, with the Southwest line of said 5.4900 acre tract, **North 32° 37' 12" West** a distance of **322.09 feet** to the **Terminus of said Baseline.**

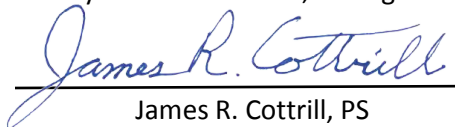
Bearings are based on a GPS observation on May 22, 2014, WGS 1984 Geodetic North.

The above described 20 feet wide easement is for the benefit of said 3.0000 acre tract.

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 August 2017 by James R. Cottrill, PS registration #6858. (Job #S170707-EASE-B)

  
James R. Cottrill, PS

