

JEREMY L BUEHL, TRUSTEE  
OR 336 P 968  
0.8905 AC  
41-87

0.9715± ACRES (A)

0.5209± ACRES (B)

3.4922± ACRES

0.6682± ACRES (C)

0.7772± ACRES (D)

0.5544± ACRES (E)

ROBERT E SHAW, JR  
OR 330 P 750  
1.00 AC.

EGELHOFF FARMS LLC  
OR 318 P 102  
77.677 AC.

N=687761.54'  
E=1709894.98'

**DEED REFERENCE**

SCOTT J & JODI L  
SOLLARS, JT LIVES  
OR 330 PG 1049

(A) 0.9215 ACRES  
PARCEL No. 30-00019.001

(B) 0.527 ACRES  
PARCEL No. 30-00018.000

(C) 0.667 ACRES  
PARCEL No. 30-00018.000

OR 330 PG 1028

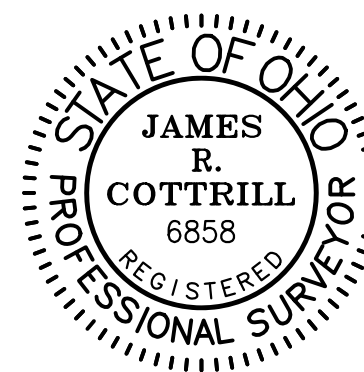
(D) 0.778 ACRES 30-90  
PARCEL No. 30-00018.001

(E) 0.555 ACRES  
PARCEL No. 30-00138.000

**LEGEND**

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

- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- MAG NAIL (SET OVER IRON PIN FOUND)
- ⊕ 3/4" ∅ PIPE & YELLOW PLASTIC CAP STAMPED "RET" (FOUND)
- ⊖ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 06/22/2018

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

**3.4922± ACRES,  
VMS 5648, UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SOLLARS**

SCALE : 1" = 50'  
50' 25' 0 50'

JOB No. S180601	CREW: MW
SURVEYED 06/2018	DWN BY: RC,NC
DRAWN 06/2018	CHECK: RC

# **COTTRILL SURVEYING, INC**

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

## **3.4922 Acre Tract Surveyed for Sollars**

The following described 3.4922 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5648, being all of a 0.9215 acre tract (Parcel 30-00019.001), all of a 0.527 acre tract (Parcel 30-00018.000), all of a 0.667 acre tract (Parcel 30-00018.000) all conveyed to Scott J and Jodi L Sollars, Joint Lives by Official Record 330 page 1049, all of a 0.778 acre tract (Parcel 30-00018.001) and all of a 0.555 acre tract (Parcel 30-00018.000) all conveyed to Scott J and Jodi L Sollars, Joint Lives by Official Record 330 page 1028, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the centerline intersection of State Route 665 (60 feet right-of-way) and Payne-Thompson Road (Township Road 101, right-of-way width unknown), being the North corner common to said 0.9215 acre and 0.527 acre tracts, also being at a corner to Union Township/City of London, and in the line between VMS 5802 and 5648;

Thence, with the centerline of Payne-Thompson Road and said VMS line with the following two courses:

- 1) **South 65° 07' 19" East**, passing the North corner of said 0.667 acre tract at 165.37 feet, a total distance of **298.82 feet** to an iron pin found at the North corner of said 0.778 acre tract;
- 2) **South 64° 57' 34" East**, passing the North corner of said 0.555 acre tract at 155.28 feet, a total distance of **266.28 feet** to a mag nail set over an iron pin found at the North corner of a 1.00 acre tract conveyed to Robert E Shaw, Jr by Official Record 330 page 750;

Thence, with the Northwest line of said 1.00 acre tract, **South 24° 05' 33" West**, passing a 1-1/2 inch diameter iron pipe found at 25.08 feet, a total distance of **217.81 feet** to a 1 inch diameter iron pipe found in the Northeast line of a 77.677 acre tract conveyed to Egelhoff Farms, LLC by Official Record 318 page 102;

Thence, with the Northeast line of said 77.677 acre tract with the following two courses:

- 1) **North 64° 59' 44" West**, passing a 1-1/2 inch diameter iron pipe found at the South corner of said 0.778 acre tract at 110.75 feet, passing a 1/2 inch diameter iron pipe found at the South corner of said 0.667 acre tract at 266.18 feet, a total distance of **400.00 feet** to an iron pin and cap set at the Southeast corner of said 0.527 acre tract;
- 2) **North 84° 00' 24" West**, passing the Southeast corner of said 0.9215 acre tract at 36.06 feet, a total distance of **205.70 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET" found at the Southeast corner of a 0.8905 acre tract conveyed to Jeremy L Buehl, Trustee by Official Record 336 page 968;

Thence, with the East line of said 0.8905 acre tract, **North 07° 06' 25" West**, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET" found at 208.34 feet, a total distance of **233.83 feet** to the centerline of State Route 665 and in the line between City of London and Union Township;

Thence, with the centerline of State Route 665 and said Township line, **North 85° 08' 38" East** a distance of **173.21 feet** returning to the **Point of Beginning**, containing **3.4922 Acres** more or less, of which 0.9715 acres more or less is all of said 0.9215 acre tract, 0.5209 acres more or less is all of said 0.527 acre tract, 0.6682 acres more or less is all of said 0.667 acre tract, 0.7772

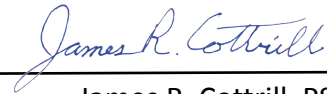
acres more or less is all of said 0.778 acre tract, and 0.5544 acres more or less is all of said 0.555 acre tract.

Bearings are based on a GPS observation on December 12, 2013, 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 cap stamped "Cottrill 6858."

This description is based on a field survey performed June 2018 by James R. Cottrill, PS registration #6858. (Job #S180601-3-4922AC)



James R. Cottrill, PS

