



# COTTRILL SURVEYING, INC

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

## **0.1535 Acre Tract** *Surveyed for Carl Byerly*

The following described 0.1535 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2881, being part of a 121.745 acre tract (Parcel 11-00047.000) conveyed to Carl Wesley Byerly by Official Record 271 page 2230, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Taylor-Blair Road (County Road 14, 50 feet right-of-way) and in the line between VMS 2881 and 12272 at the North corner of a 0.786 acre tract conveyed to Ryan M Guthrie by Official Record 245 page 2180 and corner to said 121.745 acre tract, said railroad spike bears North 33° 17' 48" West a distance of 1937.63 feet, North 33° 09' 57" West a distance of 266.12 feet, North 33° 19' 07" West a distance of 170.00 feet from a 1 inch diameter iron pipe found at the centerline intersection of Taylor-Blair Road and Little Darby Road (Township Road 116, no right-of-way width listed);

Thence, around said 0.786 acre tract with the following two courses:

- 1) **South 61° 07' 23" West**, passing a 1/2 inch diameter iron pipe found at 22.84 feet, a total distance of **202.08 feet** to an iron pin and cap set;
- 2) **South 33° 19' 07" East** a distance of **51.92 feet** to an iron pin and cap set;

Thence, across said 121.745 acre tract with the following five new courses:

- 1) **South 56° 40' 53" West** a distance of **15.27 feet** to an iron pin and cap set;
- 2) **North 33° 19' 07" West** a distance of **90.20 feet** to an iron pin and cap set;
- 3) **North 61° 07' 23" East** a distance of **62.42 feet** to an iron pin and cap set;
- 4) **South 82° 11' 56" East** a distance of **24.75 feet** to an iron pin and cap set;
- 5) **North 61° 07' 23" East**, passing an iron pin and cap set at 108.25 feet, a total distance of **136.25 feet** to a mag nail set in the centerline of Taylor-Blair Road and said VMS line;

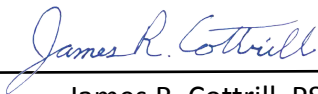
Thence, with the centerline of Taylor-Blair Road and said VMS line, **South 33° 22' 38" East** a distance of **22.26 feet** returning to the **Point of Beginning**, containing **0.1535 Acres** more or less.

Bearings are based on a GPS observation on December 6, 2016, WGS 1984 Geodetic North.

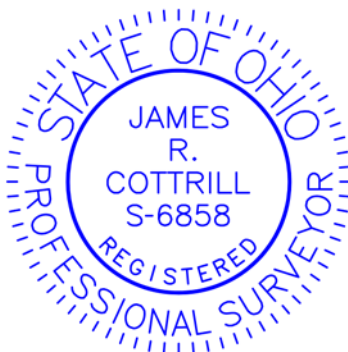
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 March of 2018 by James R. Cottrill, PS registration #6858. (Job # S180218-0-1535AC)



James R. Cottrill, PS



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## 1.6259 Acre Tract Surveyed for Carl Byerly

The following described 1.6259 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2881, being part of a 121.745 acre tract (Parcel 11-00047.000) conveyed to Carl Wesley Byerly by Official Record 271 page 2230, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Taylor-Blair Road (County Road 14, 50 feet right-of-way) and in the line between VMS 2881 and 12272 at the North corner of 1.6149 acre tract conveyed to Jered D Troyer by Official Record 316 page 1301 and East corner to said 121.745 acre tract, said mag nail bears North 33° 17' 48" West a distance of 1937.63 feet from a 1 inch diameter iron pipe found at the centerline intersection of Taylor-Blair Road and Little Darby Road (Township Road 116, no right-of-way width listed);

Thence, with the Northwest line of said 1.6149 acre tract, **South 57° 45' 03" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **258.75 feet** to an iron pin and cap set;

Thence, across said 121.745 acre tract with the following two new courses:

- 1) **North 33° 09' 57" West** a distance of **281.39 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 61° 07' 23" East**, passing an iron pin and cap set at the South corner of a 0.786 acre tract conveyed to Ryan M Guthrie by Official Record 245 page 2180 at 57.36 feet and continuing with the Southeast line of said 0.786 acre tract, passing a 1/2 inch diameter iron pipe found at 234.40 feet, a total distance of **259.44 feet** to a railroad spike found in the centerline of Taylor-Blair Road and said VMS line;

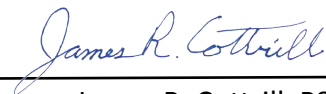
Thence, with the centerline of Taylor-Blair Road and said VMS line, **South 33° 09' 57" East** a distance of **266.12 feet** returning to the **Point of Beginning**, containing **1.6259 Acres** more or less.

Bearings are based on a GPS observation on December 6, 2016, WGS 1984 Geodetic North.

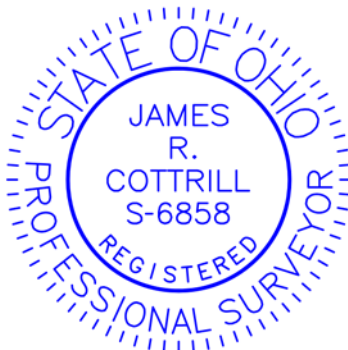
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 March of 2018 by James R. Cottrill, PS registration #6858. (Job # S180218-1-6259AC)



James R. Cottrill, PS



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## **120.0000 Acre Tract Surveyed for Carl Byerly**

The following described 120.0000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2881, 13661 and 7791, being part of a 121.745 acre tract (Parcel 11-00047.000) conveyed to Carl Wesley Byerly by Official Record 271 page 2230, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor-Blair Road (County Road 14, 50 feet right-of-way) and Grewell Road (County Road 131, 40 feet right-of-way);

Thence, with the centerline of Taylor-Blair Road with the following two courses:

- 1) South 18° 53' 13" East a distance of 2057.49 feet to an iron pin found at the North corner of a 2.469 acre tract conveyed to John H Jr and Mary Yoder by Deed Book 262 page 349;
- 2) South 18° 48' 21" East a distance of 435.05 feet to a mag nail set over an iron pin found at the East corner common to said 2.469 acre and 121.745 acre tracts and being the **True Point of Beginning**;

Thence, continuing with the centerline of Taylor-Blair Road with the following three courses:

- 1) **South 18° 48' 27" East** a distance of **613.66 feet** to a 1 inch diameter iron pipe found at a corner to VMS 12272, 13661 and 2881;
- 2) with the line between said VMS 2881 and 12272, **South 32° 45' 35" East** a distance of **199.77 feet** to a railroad spike found;
- 3) **South 33° 22' 38" East** a distance of **101.62 feet** to a mag nail set;

Thence, across said 121.745 acre tract with the following five new courses:

- 1) **South 61° 07' 23" West**, passing an iron pin and cap set at 28.00 feet, a total distance of **136.25 feet** to an iron pin and cap set;
- 2) **North 82° 11' 56" West** a distance of **24.75 feet** to an iron pin and cap set;
- 3) **South 61° 07' 23" West** a distance of **62.42 feet** to an iron pin and cap set;
- 4) **South 33° 19' 07" East** a distance of **90.20 feet** to an iron pin and cap set;
- 5) **North 56° 40' 53" East** a distance of **15.27 feet** to an iron pin and cap set in the Southwest line of a 0.786 acre tract conveyed to Ryan M Guthrie by Official Record 245 page 2180;

Thence, with the Southwest line of said 0.786 acre tract, **South 33° 19' 07" East** a distance of **118.08 feet** to an iron pin and cap set at the South corner of said 0.786 acre tract;

Thence, across said 121.745 acre tract with the following two new courses:

- 1) **South 61° 07' 23" West** a distance of **57.36 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **South 33° 09' 57" East** a distance of **281.39 feet** to an iron pin and cap set in the Northwest line of a 1.6149 acre tract conveyed to Jered D Troyer by Official Record 316 page 1301;

Thence, with the Northwest line of said 1.6149 acre tract, **South 57° 45' 03" West**, passing a 5/8 inch diameter iron pin found at the North corner of a 108.0942 acre tract conveyed to RLT Farms Inc. by Official Record 123 page 2069 at 93.03 feet, passing an iron pin and cap previously set at the North corner of an 18.6599 acre tract conveyed to Troyer Farms Inc. by Deed Book 246 page 525 at 2211.26 feet, a total distance of **2569.42 feet** to an iron pin and cap set in the Northeast line of a 412.0877 acre tract conveyed to Troyer Farms Inc. by Deed Book 246 page 531;

Thence, with said 412.0877 acre tract with the following three courses:

- 1) **North 28° 39' 18" West**, passing an iron pin and cap set at 515.05 feet, a total distance of **516.94 feet** to a 9 inch diameter wood fence post in concrete found broken off grade;

- 2) **North 62° 01' 13" East**, passing an iron pin and cap set at 4.72 feet, a total distance of **129.15 feet** to an iron pin and cap set;
- 3) **North 33° 08' 34" West** a distance of **564.89 feet** to an iron pin and cap previously set at the East corner of a 35.7874 acre tract conveyed to Jennifer a Curtiss by Official Record 174 page 17;

Thence, with the Northeast line of said 35.7874 acre tract, **North 33° 49' 15" West** a distance of **989.27 feet** to a recorded stone found at the South corner of a 28.4096 acre tract conveyed to John P Byerly by Official Record 174 page 21;

Thence, with the Southeast line of said 28.4096 acre tract, **North 56° 12' 47" East** a distance of **763.83 feet** to a wood fence post found at the Southwest corner of a 117.169 acre tract conveyed to Troyer Farms Inc. by Deed Book 246 page 527;

Thence, with said 117.169 acre tract with the following three courses:

- 1) **North 56° 51' 02" East** a distance of **560.65 feet** to an iron pin and cap set;
- 2) **South 34° 32' 40" East** a distance of **173.58 feet** to an iron pin and cap set;
- 3) **North 62° 36' 20" East** a distance of **1359.74 feet** to an iron pin and cap set at the Northwest corner of said Yoder's 2.469 acre tract;

Thence, around said 2.469 acre tract with the following two courses:

- 1) **South 18° 48' 21" East** a distance of **435.00 feet** to an iron pin and cap set;
- 2) **North 62° 36' 59" East**, passing a 3/4 inch diameter pipe and aluminum cap stamped "NCB 5969" found at 220.16 feet, a total distance of **249.99 feet** returning to the **True Point of Beginning**, containing **120.0000 Acres** more or less.

Bearings are based on a GPS observation on December 6, 2016, WGS 1984 Geodetic North.

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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 March of 2018 by James R. Cottrill, PS registration #6858. (Job #S180218-120-0000AC)

*James R. Cottrill*

James R. Cottrill, PS

