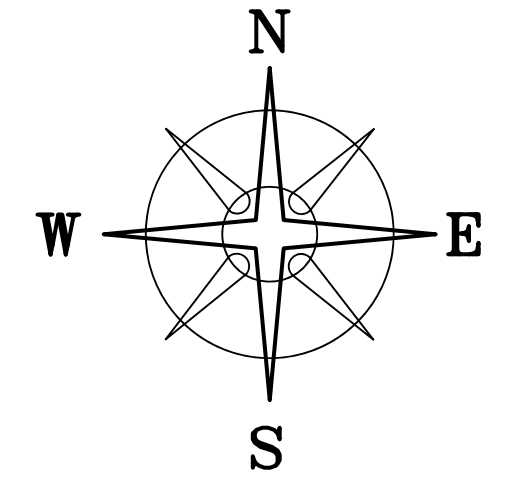


HEINER GATENBRINK FARMS AG SERVICES
DB 278 P 598
197.23 ACRES

WILLIAM DAUGHERTY
OR 265 P 1766
146.11 ACRES

HEINER GATENBRINK FARMS
DB 290 P 42
694.017 ACRES
23-81



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/30/18
WGS 1984 GEODETIC NORTH.

DEED REFERENCE

KEVIN SUMMERS
OR 191 PG 354

(A) 154.63 ACRES
PARCEL No. 27-00011.000

BARBARA ANN GORDIN
DB 283 P 495
126.54 ACRES

154.3823± ACRES

VMS 5706
(NO FENCE)
N 04°35'48" E 2026.50'
VMS 5719

S 01°56'06" W 2234.68'
(NO FENCE)

VMS 5706
VMS 8582
VMS 8582
VMS 1241

IP&C (SET) ON THE SOUTH BANK
OF NAGLE DITCH

N 83°41'12" W
408.00'

N 06°47'48" E
251.72'

VMS 5719
VMS 1241

N 85°32'57" W 1352.04'

GROUP OF MAPLES

@21.80' @1288.12'

TPOB
N=640194.99'
E=1666375.56'

@2210.54'

N 85°37'11" W 1311.12'

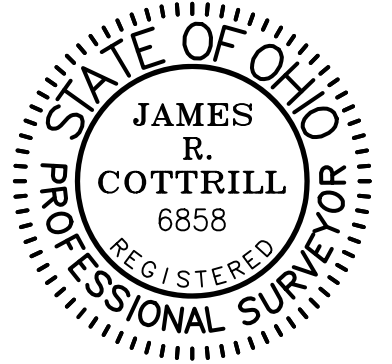
N 85°16'20" W 384.96'

TO WILLIAM 1/2 & RAMONA PORTER, TRUSTEE
OF THE RAMONA PORTER TRUST 1/2
OR 306 P 2477
252 ACRES

SELSOR-MOON ROAD (CR-16) (40' & 45' R/W)

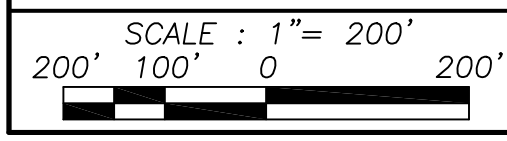
TO WILLIAM 1/2 & RAMONA PORTER, TRUSTEE
OF THE RAMONA PORTER TRUST 1/2
OR 306 P 2477
252 ACRES

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 08/01/2018

154.3823 ACRES,
VMS 1241 & 5719, STOKES TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KEVIN SUMMERS



JOB No. S180611	CREW: MW
SURVEYED 07/2018	DWN BY: RC
DRAWN 07/2018	CHECK: NC

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 10"Ø WOOD FENCE POST (FOUND)
- 9"Ø WOOD FENCE POST (FOUND)
- ⊛ COTTON PICKER (FOUND)
- △ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊠ MAG NAIL (SET OVER IRON PIN FOUND)

COTTRILL SURVEYING, INC

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

154.3823 Acre Tract *Surveyed for Kevin Summers*

The following described 154.3823 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1241 and 5719, being all of a 154.63 acre tract (Parcel 27-00011.000) conveyed to Kevin Summers by Official Record 191 page 354, and being more particularly described as follows:

Commencing at a cotton picker found at the centerline intersection of Selsor-Moon Road (County Road 16, 40 and 45 feet right-of-way) and Charleston-Chillicothe Road (County Road 15A, 40 feet right-of-way);

Thence, with the centerline of Selsor-Moon Road with the following three courses:

- 1) South 23° 47' 03" West a distance of 903.56 feet to an angle point;
- 2) South 06° 45' 13" West a distance of 1404.74 feet to an angle point;
- 3) North 85° 16' 20" West a distance of 384.96 feet to a mag nail set over an iron pin found at the Southwest corner of a 126.54 acre tract conveyed to Barbara Ann Gordon by Deed Book 283 page 495, the North line of a 252 acre tract conveyed to William (1/2) and Ramona Porter, Trustee of the Ramona Porter Trust (1/2) by Official Record 306 page 2477, the Southeast corner of said 154.63 feet and being the **True Point of Beginning**;

Thence, continuing with the centerline of Selsor-Moon Road and the north line of said 252 acre tract, **North 85° 37' 11" West**, passing an iron pin and cap set at 1288.12 feet, a total distance of **1311.12 feet** to an angle point in Selsor-Moon Road;

Thence, around said 252 acre tract with the following three courses:

- 1) **North 85° 32' 57" West**, passing a 9 inch diameter wood fence post found at 21.80 feet, a total distance of **1352.04 feet** to a 10 inch diameter wood fence post found;
- 2) **North 06° 47' 48" East** a distance of **251.72 feet** to an iron pin and cap set in the South bank of Nagle Ditch in the line between VMS 1241 and 5719;
- 3) continuing with said VMS line, **North 83° 41' 12" West** a distance of **408.00 feet** to an iron pin and cap set in the East line of a 694.017 acre tract conveyed to Heiner Gantenbrick Farms by Deed Book 290 page 42 and corner to VMS 1241, 5719, 5706 and 8582;

Thence, with the East line of said 694.017 acre tract and the line between VMS 5706 and 5719, **North 04° 35' 48" East** a distance of **2026.50 feet** to an iron pin and cap set at the Southwest corner of a 197.23 acre tract conveyed to Heiner Gantenbrick Farms Ag Services by Deed Book 278 page 598;

Thence, with the South line of said 197.23 acre tract, **South 85° 03' 23" East** a distance of **1388.61 feet** to a double angle iron fence post found at the Southwest corner of a 146.11 acre tract conveyed to William Daugherty by Official Record 265 page 1766;

Thence, with the South line of said 146.11 acre tract, **South 83° 53' 59" East** a distance of **1569.47 feet** to a double angle iron fence post found at the Northwest corner of said Gordon's 126.54 acre tract;

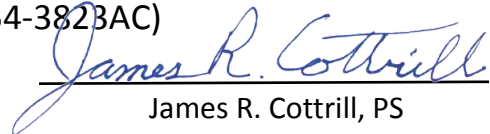
Thence, with the West line of said 126.54 acre tract, **South 01° 56' 06" West**, passing an iron pin and cap set at 2210.54 feet, a total distance of **2234.68 feet** returning to the **True Point of Beginning**, containing **154.3823 Acres** more or less.

Bearings are based on a GPS observation on July 30, 2018, 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 July of 2018 by James R. Cottrill, PS registration #6858. (Job #S180611-154-3823AC)


James R. Cottrill, PS

