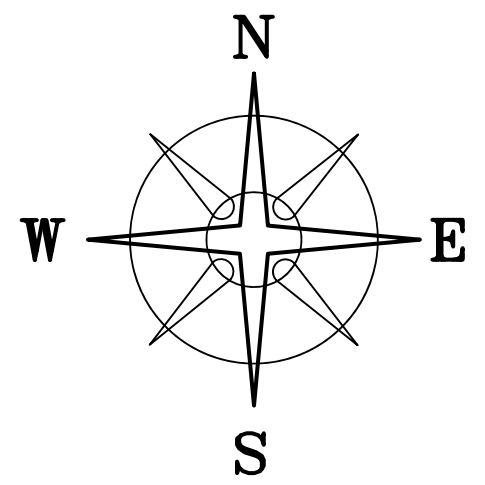


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/22/18
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

CHRISTINE WEBB, TRUSTEE OF THE
WILLAM C & EMILY P BAUERLE TRUST (1/2) &
OR 344 PG 1652
CHRISTINE WEBB, TRUSTEE OF THE
CREDIT SHELTER TRUST (1/2)
OR 344 PG 1661
74.457 ACRES
PARCEL No. 24-00067.002
104.90 ORIG. ACRES
FOURTH TRACT

NOTE

VMS LINES SCALED FROM GIS

LEGEND

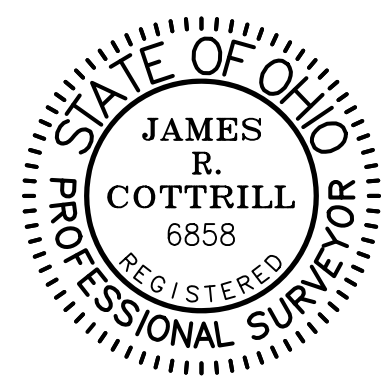
ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- ☐ MONUMENT BOX (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊠ MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊕ 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "PSS" (FOUND)
- ⊕ 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

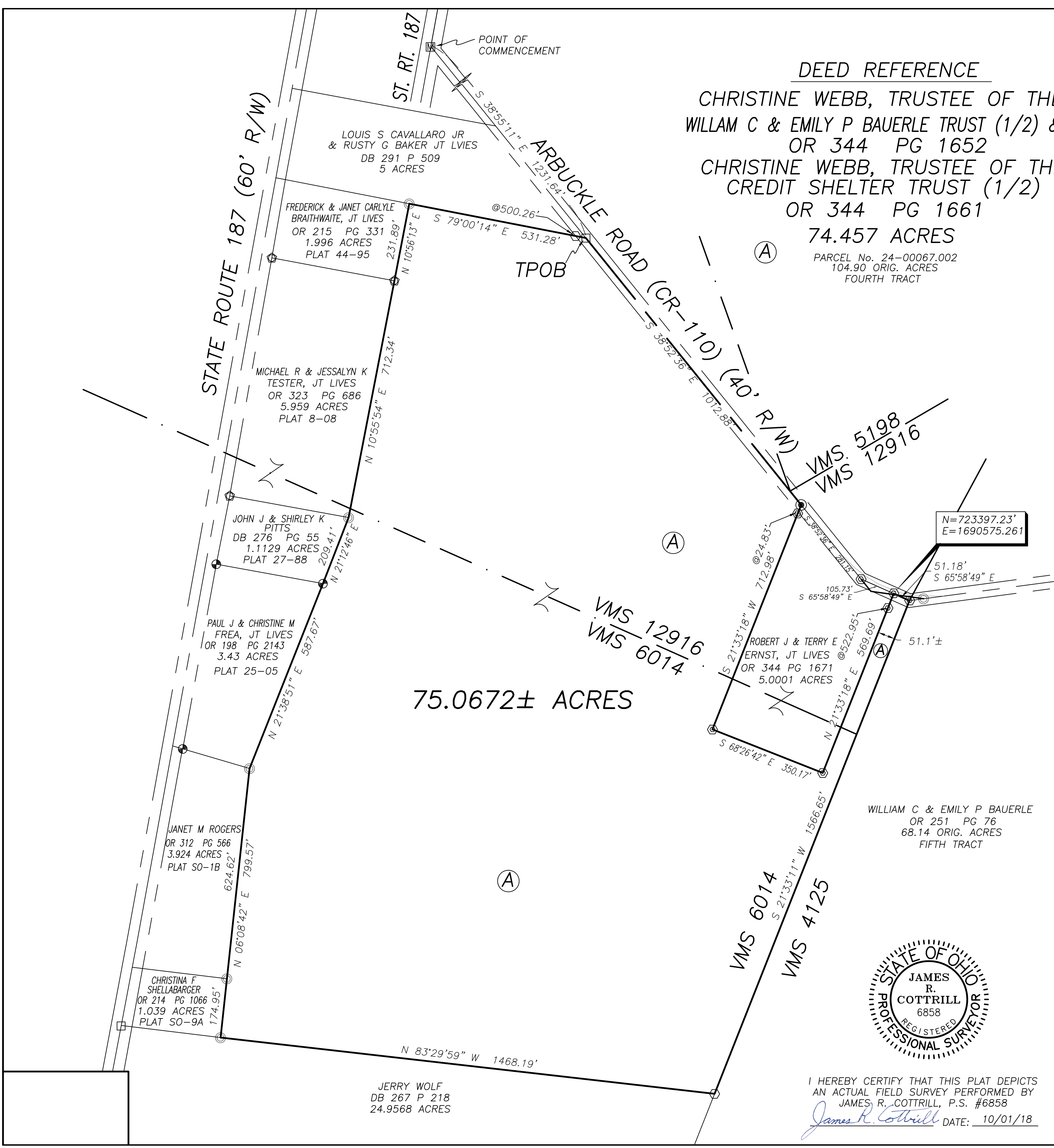
COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

75.0672± ACRES
VMS 6014 & 12916, SOMERFORD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BOB ERNST

SCALE : 1" = 200'	JOB No. S180817	CREW: MW
200' 100' 0 200'	SURVEYED 09/2018	DWN BY: RC,NC,MW
	DRAWN 09/2018	CHECK: NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 10/01/18



COTTRILL SURVEYING, INC

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

75.0672 Acre Tract *Surveyed for Bob Ernst*

The following described 75.0672 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014 and 12916, being all that remains of a 74.457 acre tract (Parcel 24-00067.002) conveyed to Christine Webb, Trustee of the Willam C and Emily P Bauerle Trust (1/2 interest) by Official Record 344 page 1652 and Christine Webb, Trustee of the Credit Shelter Trust (1/2 interest) by Official Record 344 page 1661, and being more particularly described as follows:

Commencing at a centerline monument found at the centerline intersection of State Route 187 (60 feet right-of-way) with Arbuckle Road (County Road 110) (40 feet right-of-way);

Thence, with the centerline of said Arbuckle Rd., South 38° 55' 11" East a distance of 1231.64 feet to an iron pin found at the southeast corner of a 5 acre tract conveyed to Lewis S Cavallaro, Jr. and Rusty G Baker, Joint Lives by Deed Book 291 page 509, corner to said 74.457 acre tract and **The True Point of Beginning**;

Thence, continuing with the centerline of said Arbuckle Road, **South 38° 52' 36" East** a distance of **1012.88 feet** to a mag nail previously set at the northwest corner of a 5.0001 acre tract conveyed to Robert J and Terri E Ernst, Joint Lives by Official Record 344 page 1671;

Thence, with said 5.0001 acre tract the following 3 courses:

- 1) **South 21° 33' 18" West**, passing an iron pin and cap previously set at 24.83 feet, a total distance of **712.98 feet** to an iron pin and cap previously set
- 2) **South 68° 26' 42" East** a distance of **350.17 feet** to an iron pin and cap previously set
- 3) **North 21° 33' 18" East**, passing an iron pin and cap previously set at 522.95 feet, a total distance of **569.69 feet** to an iron pin and cap set near the centerline of said Arbuckle Road;

Thence, near the centerline of said Arbuckle Road, **South 65° 58' 49" East** a distance of **51.18 feet** to an iron pin and cap set at the northwest corner of a 68.14 original acre tract conveyed to William C and Emily P Bauerle by Official Record 251 page 76, said iron pin and cap is also in the line between VMS 12916 and 4125;

Thence, with the west line of said 68.14 acre tract, **South 21° 33' 11" West** a distance of **1566.65 feet** to an iron pin and cap set at the northeast corner of a 24.9568 acre tract conveyed to Jerry Wolf by Deed Book 267 page 218;

Thence, with the north line of said 24.9568 acre tract, **North 83° 29' 59" West** a distance of **1468.19 feet** to a 3/4 inch diameter iron pipe found at the southeast corner of a 1.039 acre tract conveyed to Christina F Shellabarger by Official Record 214 page 1066;

Thence, with the east line of said 1.039 acre tract, **North 06° 08' 42" East**, passing a 3/4 inch diameter iron pipe found at the southeast corner of a 3.924 acre tract

conveyed to Janet M Rogers by Official Record 312 page 566 at 174.95 feet, a total distance of **799.57 feet** to a 3/4 inch diameter iron pipe found at the southeast corner of a 3.43 acre tract conveyed to Paul J and Christine M Frea, Joint Lives by Official Record 198 page 2143;

Thence, with the east line of said 3.43 acre tract, **North 21° 38' 51" East** a distance of **587.67 feet** to a one inch diameter iron pipe and yellow plastic cap stamped "RET" found at the southeast corner of a 1.1129 acre tract conveyed to John J and Shirley K Pitts by Deed Book 276 page 55;

Thence, with the east line of said 1.1129 acre tract, **North 21° 12' 46" East** a distance of **209.41 feet** to a 3/4 inch diameter iron pipe found at the southeast corner of a 5.959 acre tract conveyed to Michael R and Jessalyn K Tester, Joint Lives by Official Record 323 page 686;

Thence, with the east line of said 5.959 acre tract, **North 10° 55' 54" East** a distance of **712.34 feet** to a 1 inch diameter iron pipe and yellow plastic cap stamped "PSS" found at the southeast corner of a 1.996 acre tract conveyed to Frederick and Janet Carly Brathwaite, Joint Lives by Official Record 215 page 331;

Thence, with the east line of said 1.996 acre tract, **North 10° 56' 13" East** a distance of **231.89 feet** to a 3/4 inch diameter iron pipe found in the south line of said Baker's 5 acre tract;

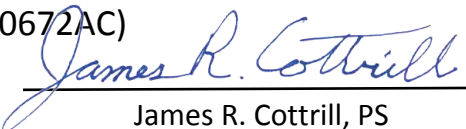
Thence, with the south line of said 5 acre tract, **South 79° 00' 14" East**, passing an iron pin and cap set at 500.26 feet, a total distance of **531.28 feet** returning to **The True Point of Beginning** containing **75.0672 Acres** more or less.

Bearings are based on a GPS observation on June 22, 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 September 2018 by James R. Cottrill, PS registration #6858. (Job #S180817-75-0672AC)


James R. Cottrill, PS

