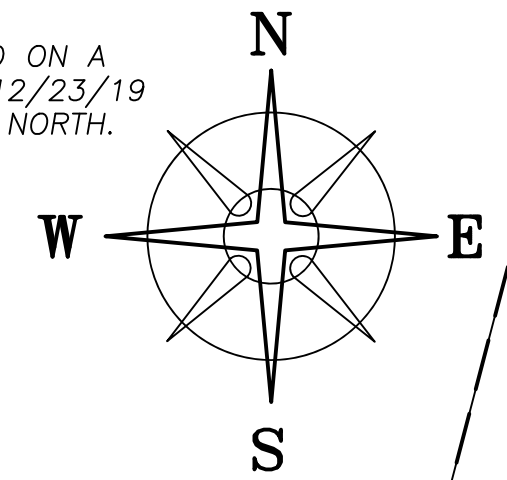


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/23/19
WGS 1984 GEODETIC NORTH.



LEGEND

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

- IRON PIN (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- △ 5/8" Ø IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS6140" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

ANDREW B MAYER TOD
ANDREW M MAYER TRUSTEE
OR 337 PG 1654
101.924 ORG ACRES
45.91 ACRES

DEED REFERENCE

GRABER, LLC
OR 293 2199

PARCEL No. 01-00162.004
Ⓐ 25.481 ACRES

Ⓐ
23.4142± ACRES

VMS 7398
S 14°41'28" W 563.65'
VMS 7823

DELMAR W HEADINGS, ETAL
OR 352 PG 698
7.705 ACRES

ANDREW B MAYER TOD
ANDREW M MAYER TRUSTEE
OR 337 PG 1654
101.924 ORG ACRES
45.91 ACRES

VMS 7398
VMS 7389
Ⓐ

Ⓐ
1.9088± ACRES

GRABER, LLC
OR 293 PG 2199
1.199 ACRES

GRABER, LLC
OR 293 PG 2199
1.276 ACRES

GRABER, LLC
OR 293 PG 2199
1.276 ACRES

GRABER, LLC
OR 293 PG 2199
1.279 ACRES

GRABER, LLC
OR 293 PG 2199
1.276 ACRES

Ⓐ
0.1515± ACRES

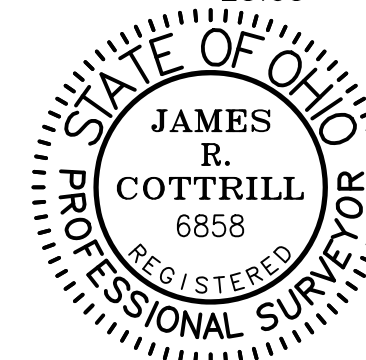
NOTE

23.4142± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 45.91 ACRE TRACT
0.1515± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 1.279 ACRE TRACT
1.5463± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 1.199 ACRE TRACT

TPOB
N =757037.886'
E=1751162.015'

AMITY PIKE
(CR-36, 50' R/W)

MOLER FAMILY FARMS LIMITED
OR 274 P 1489
316.85 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 12/24/19

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

**0.1515±, 1.9088± & 23.4142± ACRES,
VMS 7389 & 7398, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GRABER, LLC**

SCALE : 1" = 100'	JOB No. S191201	CREW: MW
100' 50' 0 100'	SURVEYED 12/2019	DWN BY: NC
	DRAWN 12/2019	CHECK: RC

R/W NOTES

MADISON COUNTY R/W RECORDES SHOW AMITY PIKE WEST OF AMITY IS 40'; HOWEVER, DEEDS, MONUMENTATION AND SURVEYS IN AREA HAVE R/W WIDTH AT 50'.
SEE PLATS: 97-01, CA-7E, DA-IB, 40-86, 110-90, 40-86, 63A-89, 33-07, 53-96 & 54-99.
SEE DEEDS: OR 293 PG 2199, OR 352 P 698, OR 130 P 1727.

COTTRILL SURVEYING, INC

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

0.1515 Acre Tract Surveyed for Graber, LLC

The following described 0.1515 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7398, being part of a 25.481 acre tract (Parcel 01-00162.004) conveyed to Graber, LLC by Official Record 293 page 2199, and being more particularly described as follows:

Commencing at a point in the centerline of Amity Pike (County Road 36, 50 feet right-of-way) at the southwest corner of a 1.199 acre tract conveyed to Graber, LLC by Official Record 293 page 2199 and a corner to a 45.91 acre tract conveyed to Andrew B Mayer TOD by Official Record 337 page 1654, said point bears South 81° 50' East more or less a distance of 2842 feet more or less from the centerline intersection of Amity Pike and US Route 42;

Thence, with the centerline of Amity Pike, South 84° 14' 56" East a distance of 540.12 feet to the west line of a 1.276 acre tract conveyed to Graber, LLC by Official Record 293 page 2199;

Thence, with the west line of said 1.276 acre tract, South 07° 12' 01" West a distance of 24.96 feet to the south right-of-way line of Amity Pike;

Thence, with the south right-of-way line, South 83° 01' 44" East a distance of 514.10 feet to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found at the southeast corner of a 1.276 acre tract conveyed to Graber, LLC by Official Record 293 page 2199 and the southwest corner of said 25.481 acre tract and being the **True Point of Beginning**:

Thence, with the east line of said 1.276 acre tract, **North 06° 56' 13" East**, passing the centerline of Amity Pike at 24.97 feet, passing an iron pin and cap set at 55.97 feet, a total distance of **260.70 feet** to 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found;

Thence, with a new line across said 25.481 acre tract, **North 82° 58' 26" East** a distance of **25.74 feet** to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found the northwest corner of a 1.279 acre tract conveyed to Graber, LLC by Official Record 293 page 2199;

Thence, with the west line of said 1.279 acre tract, **South 06° 55' 31" West**, passing the northwest corner of a 1.276 acre tract conveyed to Graber, LLC by Official Record 293 page 2199 at 90.46 feet, passing the centerline of Amity Pike at 241.95 feet, a total distance of **266.93 feet** to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found in the south right-of-way line of Amity Pike;

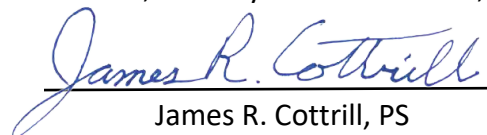
Thence, with the south right-of-way line, **North 83° 01' 44" West** a distance of **25.03 feet** returning to the **True Point of Beginning**, containing **0.1515 Acres** more or less.

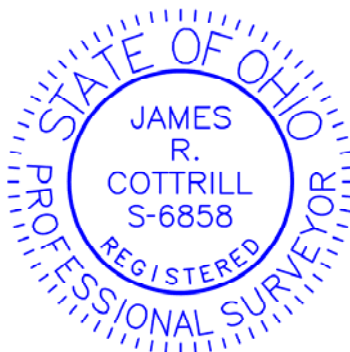
Bearings are based on a GPS observation on December 23, 2019, WGS 1984 Geodetic North.

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 December 24, 2019 by James R. Cottrill, PS registration #6858. (Job #S191201-0-1515)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

1.9088 Acre Tract Surveyed for Graber, LLC

The following described 1.9088 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7389 and 7398, being part of a 25.481 acre tract (Parcel 01-00162.004) conveyed to Graber, LLC by Official Record 293 page 2199, and being more particularly described as follows:

Commencing at a point in the centerline of Amity Pike (County Road 36, 50 feet right-of-way) at the southwest corner of a 1.199 acre tract conveyed to Graber, LLC by Official Record 293 page 2199 and a corner to an 101.924 original acre tract conveyed to Andrew B Mayer TOD by Official Record 337 page 1654, said point bears South 81° 50' East more or less a distance of 2842 feet more or less from the centerline intersection of Amity Pike and US Route 42;

Thence, with the southeast line of said 101.924 original acre tract and the northwest line of said 1.199 acre tract, North 76° 11' 41" East a distance of 12.56 feet to an iron pin found at the southwest corner of said 25.481 acre tract and being the **True Point of Beginning**;

Thence, with the east line of said 101.924 acre tract, **North 14° 41' 25" East**, passing a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found at 59.92 feet, a total distance of **223.26 feet** to an iron pin and cap set;

Thence, with a new line across said 25.481 acre tract, **South 84° 14' 56" East** a distance of **1012.34 feet** to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found at the northeast corner of a 1.276 acre tract conveyed to Graber, LLC by Official Record 293 page 2199;

Thence, with the north line of said 1.276 acre tract, **South 82° 58' 26" West**, passing the northeast corner of a 1.276 acre tract conveyed to Graber, LLC by Official Record 293 page 2199 at 248.95 feet, a total distance of **285.10 feet** to a 3/4 inch iron pipe found;

Thence, with the north line of said 1.276 acre tract, **North 76° 32' 37" West** a distance of **237.96 feet** to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found at the north corner of said Graber's 1.199 acre tract,

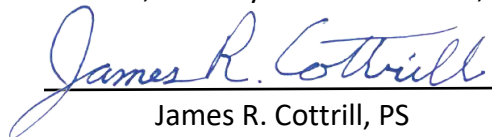
Thence, with the northwest line of said 1.199 acre tract, **South 76° 11' 41" West** a distance of **565.82 feet** returning to the **True Point of Beginning**, containing **1.9088 Acres** more or less.

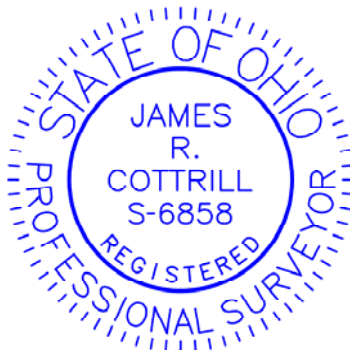
Bearings are based on a GPS observation on December 23, 2019, WGS 1984 Geodetic North.

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 December 24, 2019 by James R. Cottrill, PS registration #6858. (Job #S191201-1-9088)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

23.4142 Acre Tract Surveyed for Graber, LLC

The following described 23.4142 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7389 and 7398, being part of a 25.481 acre tract (Parcel 01-00162.004) conveyed to Graber, LLC by Official Record 293 page 2199, and being more particularly described as follows:

Commencing at a point in the centerline of Amity Pike (County Road 36, 50 feet right-of-way) at the southwest corner of a 1.199 acre tract conveyed to Graber, LLC by Official Record 293 page 2199 and a corner to a 101.924 original acre tract conveyed to Andrew B Mayer TOD by Official Record 337 page 1654, said point bears South 81° 50' East more or less a distance of 2842 feet more or less from the centerline intersection of Amity Pike and US Route 42;

Thence, with the centerline of Amity Pike, South 84° 14' 56" East a distance of 540.12 feet to the west line of a 1.276 acre tract conveyed to Graber, LLC by Official Record 293 page 2199;

Thence, with the west line of said 1.276 acre tract, South 07° 12' 01" West a distance of 24.96 feet to the south right-of-way line of Amity Pike;

Thence, with the south right-of-way line, South 83° 01' 44" East a distance of 514.10 feet to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found at the southeast corner of a 1.276 acre tract conveyed to Graber, LLC by Official Record 293 page 2199 and the southwest corner of said 25.481 acre tract;

Thence, with the east line of said 1.276 acre tract, North 06° 56' 13" East, passing the centerline of Amity Pike at 24.97 feet, passing an iron pin and cap set at 55.97 feet, a total distance of 260.70 feet to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle 6140" found at the **True Point of Beginning**;

Thence, with a new line across said 25.481 acre tract, **North 84° 14' 56" West** a distance of **1012.34 feet** to an iron pin and cap set in the east line of said Mayer's 101.924 original acre tract;

Thence, around said 101.924 acre tract with the following two courses:

- 1) **North 14° 41' 25" East** a distance of **805.73 feet** to a 5/8 inch rebar found in concrete;
- 2) **South 81° 10' 27" East** a distance of **1367.24 feet** to a 5/8 inch rebar found in the west line of a 7.705 acre tract conveyed to Delmar W Headings, et. al. by Official Record 352 page 698 and in the line between VMS 7398 and 7823;

Thence, with the west line of said 7.705 acre tract and said VMS line, **South 14° 41' 28" West** a distance of **563.65 feet** to the north corner of a 1.279 acre tract conveyed to Graber, LLC by Official Record 293 page 293, a 3/4 inch diameter pipe found bears North 14° 12' 43" West a distance of 0.72 feet from said corner;

Thence, with the north line of said 1.279 acre tract with the following two courses:

- 1) **South 68° 28' 02' West** a distance of **300.74 feet** to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found;

2) **South 82° 58' 26" West** a distance of **100.64 feet** to a 5/8 inch rebar and yellow plastic cap stamped "Clapsaddle RD 6140" found;

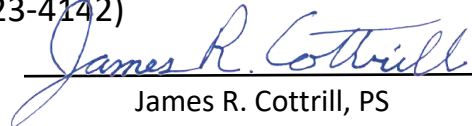
Thence, with a new line across said 25.481 acre tract, **South 82° 58' 26" West** a distance of **25.74 feet** returning to the **True Point of Beginning**, containing **23.4142 Acres** more or less.

Bearings are based on a GPS observation on December 23, 2019, 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 December 24, 2019 by James R. Cottrill, PS registration #6858. (Job #S191201-23-4142)


James R. Cottrill, PS

