

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/04/2010  
WGS 1984 GEODETIC NORTH.

PATRICIA J HOMPSON 1/8, ETAL 7/8  
OR 233 PG 1046  
64.8346 ACRES

VMS 6348  
1000'  
N 79°45'40" E 1191.94'  
VMS 12916

**DEED REFERENCE**

**DOUGLAS SALYERS**  
OR 311 PG 552  
PARCEL No. 24-01555.000  
① 189.376 ACRES  
228.941 ORG. ACRES

RINGS FAMILY FARMS LLC  
OR 250 PG 1574  
196.479 ACRES  
134-03

VMS 6348  
N 30°27'44" E 2327.79'  
VMS 12916

S 84°41'10" E 130.44'  
S 11°21'21" E 400.22'

KENNETH E JR &  
ERIN M HUCK, JT LIVES, TOD  
OR 332 PG 1577  
10.733 ACRES

LAWRENCE L & KATHRYN J HARRISON, JT LIVES  
OR 273 PG 2302  
5.005 ACRES

JENNIFER M WATERS & ANDY DUNN, JT LIVES  
OR 327 PG 273  
5.005 ACRES

S 84°41'10" E 1138.01'  
@1098.01'

**LEGEND**

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

- ☐ MONUMENT BOX (FOUND)
- ▲ STONE WITH CONCRETE NAIL (FOUND)
- CONC R/W MONUMENT (FOUND)
- 1/2" Ø IRON PIPE (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "THOMAS ENGR & SURVEYING" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "ELLIOTT 7759" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	572.96'	204.62'	203.54'	N 00°06'45" E	20°27'44"
C2	572.96'	11.96'	11.96'	S 10°43'01" E	1°11'47"

169.0617± ACRES  
①

N 79°36'25" W 411.16'

S 10°24'53" W 200.09'

20' DRAINAGE  
EASEMENT  
S 79°24'49" E 217.56'

ELLIOTT IPC BEARS 0.88'  
N 04°44'27" E

TPOB

N 10°15'18" E 51.21'

POINT OF  
COMMENCEMENT

6 LOT 8

PG 194

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

STATE ROUTE 187 (60' R/W)

STATE ROUTE 187 (60' R/W)

STATE ROUTE 187 (60' R/W)

STATE ROUTE 187 (60' R/W)

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STATE ROUTE 187 (60' R/W)

EDITH A CASSIDY & MONTFORD S WILL TRUSTEES  
OF THE MARY PATTON HUNTER TRUST  
OR 117 PG 572  
76.56 ACRES  
SO-5B

LINE	BEARING	DISTANCE
L1	S 86°13'50" E	114.46'
L2	S 56°41'31" E	184.77'
L3	S 00°05'02" E	299.49'
L4	S 60°22'34" E	76.26'
L5	S 82°07'54" E	123.92'
L6	N 76°26'06" E	91.27'
L7	S 62°27'52" E	113.82'
L8	N 79°01'26" E	73.29'
L9	N 45°12'24" E	218.75'
L10	S 45°12'24" W	218.75'
L11	S 79°01'26" W	73.29'
L12	N 62°27'52" W	113.82'
L13	S 76°26'06" W	91.27'
L14	N 82°07'54" W	123.92'
L15	N 60°22'34" W	76.26'
L16	N 00°05'02" W	299.49'
L17	N 56°41'31" W	184.77'
L18	N 86°13'50" W	114.46'

REPLACING  
DETERIORATED  
1/2 PIPE

VMS 12916  
VMS 6014

20.3117± ACRES  
①

N 79°45'30" W 244.94'

S 11°55'57" E 215.88'

S 26°45'15" W 208.64'

S 47°23'35" E 359.66'

N 79°44'43" W 230.00'

S 10°15'18" W 1200.00'

S 47°58'35" E 321.92'

S 10°25'43" W 513.53'

S 77°41'21" E 548.80'

S 10°18'57" W 60.00'

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# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **20.3117 Acre Tract Surveyed for Salyers**

The following described 20.3117 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014, being part of a 189.376 acre tract (Parcel 24-01555.000, 228.941 original acres) conveyed to Douglas Salyers by Official Record 311 page 552, and being more particularly described as follows:

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

Thence, with the centerline of State Route 187 with the following two courses:

- 1) South 10° 15' 18" West a distance of 1748.82 feet to an iron pin found;
- 2) South 10° 18' 57" West a distance of 954.75 feet to a mag nail set at the Southeast corner of a 5.061 acre tract conveyed to Douglas A Dailey by Official Record 245 page 640 and a corner to said 189.376 acre tract, and being the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 187, **South 10° 18' 57" West** a distance of **60.00 feet** to an iron pin found at the Northeast corner of a 38.6894 acre tract conveyed to Jack B and Julie A Alcott, Joint Lives, TOD by Official Record 335 page 579;

Thence, with the North line of said 38.6894 acre tract, **North 77° 37' 49" West**, passing an iron pin and cap previously set at 55.00 feet, a total distance of **1961.01 feet** to a 5/8 inch iron pin found in the Southeast line of a 76.56 acre tract conveyed to Edith A Cassidy and Montford S Will, Trustees of the Mary Patton Hunter Trust by Official Record 117 page 572;

Thence, with the Southeast line of said 76.56 acre tract, **North 21° 28' 38" East** a distance of **874.15 feet** to an iron pin and cap set;

Thence, across said 189.376 acre tract with the following nine new courses:

- 1) **South 86° 13' 50" East** a distance of **114.46 feet** to an iron pin and cap set;
- 2) **South 56° 41' 31" East** a distance of **184.77 feet** to an iron pin and cap set;
- 3) **South 00° 05' 02" East** a distance of **299.49 feet** to an iron pin and cap set;
- 4) **South 60° 22' 34" East** a distance of **76.26 feet** to an iron pin and cap set;
- 5) **South 82° 07' 54" East** a distance of **123.92 feet** to an iron pin and cap set;
- 6) **North 76° 26' 06" East** a distance of **91.27 feet** to an iron pin and cap set;
- 7) **South 62° 27' 52" East** a distance of **113.82 feet** to an iron pin and cap set;
- 8) **North 79° 01' 26" East** a distance of **73.29 feet** to an iron pin and cap set;
- 9) **North 45° 12' 24" East** a distance of **218.75 feet** to an iron pin and cap set at the Southwest corner of a 5.002 acre tract conveyed to John Stombaugh and Karen R Kitchel by Deed Book 296 page 123 and the West corner of a 5.002 acre tract conveyed to Matthew Davian by Official Record 99 page 622;

Thence, with the Southwest line of said Davian's 5.002 acre tract, **South 47° 58' 35" East** a distance of **321.92 feet** to a 5/8 inch diameter iron pin found at the northernmost corner of said Dailey's 5.061 acre tract;

Thence, around said 5.061 acre tract with the following two courses:

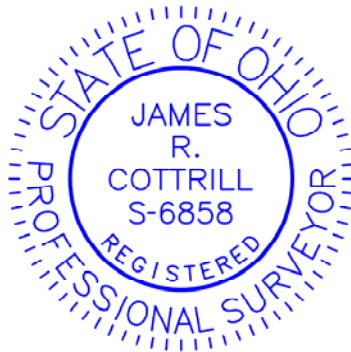
- 1) **South 10° 25' 43" West** a distance of **513.53 feet** to an iron pin and cap set;
- 2) **South 77° 41' 21" East**, passing an iron pin and cap set at 548.80 feet, a total distance of **598.80 feet** returning to the **True Point of Beginning**, containing **20.3117 Acres** more or less.

Bearings are based on a GPS observation on November 4, 2010, 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 Surveying"

This description is based on a field survey performed August of 2020 by James R. Cottrill, PS registration #6858. (Job #S200722-20.3117)



  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **169.0617 Acre Tract Surveyed for Salyers**

The following described 169.0617 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014 and 12916, being part of a 189.376 acre tract (Parcel 24-01555.000, 228.941 original acres) conveyed to Douglas Salyers by Official Record 311 page 552, and being more particularly described as follows:

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

Thence, with the centerline of State Route 187 with the following two courses:

- 1) North 10° 15' 18" East a distance of 51.21 feet;
- 2) with a curve to the left, radius of 572.96 feet, arc length of 204.62 feet, Delta angle of 20° 27' 44", chord bears North 00° 06' 45" East a distance of 203.54 feet to a mag nail set at the Northeast corner of a 2.000 acre tract conveyed to Ronald L Salyers by Official Record 311 page 552 and a corner to said 189.376 acre tract and being the **True Point of Beginning**;

Thence, around said 2.000 acre tract with the following three courses:

- 1) **North 79° 36' 25" West**, passing a concrete right-of-way monument found at 32.28 feet, a total distance of **411.16 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engr & Surveying" found;
- 2) **South 10° 24' 53" West** a distance of **200.09 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engr & Surveying" found;
- 3) **South 79° 24' 49" East** a distance of **217.56 feet** to an iron pin and cap set at the Northwest corner of Lot 9 of George's Creek Subdivision as recorded in Plat Book 2 page 194, from said corner a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759" found bears North 04° 44' 27" East a distance of 0.88 feet;

Thence, with the West line of said George's Creek Subdivision, **South 10° 15' 18" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759" found at 199.18 feet, passing 1/2 inch diameter pipes found at 400.00 feet and 1000.00 feet, a total distance of **1200.00 feet** to a 1/2 inch diameter pipe found at the West corner common to Lots 3 and 4 of said subdivision and the Northeast corner of a 0.939 acre tract conveyed to David C W Bauerle by Official Record 202 page 2271;

Thence, around said 0.939 acre tract with the following two courses:

- 1) **North 79° 45' 30" West** a distance of **244.94 feet** to a 3/4 inch diameter iron pipe found;
- 2) **South 11° 55' 57" East** a distance of **215.88 feet** to a 5/8 inch diameter iron pin found at the Northwest corner of a 0.888 acre tract conveyed to Kenneth M and Carolyn S McMahan, Joint Lives by Official Record 118 page 1685;

Thence, with the Northwest line of said 0.888 acre tract, **South 26° 45' 15" West**, passing a 5/8 inch diameter iron pin found at the Northwest corner of a 1.159 acre

tract conveyed to Russell R and Amanda L Greene, Joint Lives by Official Record 302 page 1888 at 208.64 feet, a total distance of **417.23 feet** to an iron pin and cap set in the North line of a 5.002 acre tract conveyed to John Stombaugh and Karen R Kitchel by Deed Book 296 page 123;

Thence, around said 5.002 acre tract with the following two courses:

- 1) **North 79° 44' 43" West** a distance of **359.66 feet** to an iron pin and cap set;
- 2) **South 10° 15' 18" West** a distance of **250.00 feet** to an iron pin and cap set at the West corner of a 5.002 acre tract conveyed to Matthew Davian by Official Record 99 page 622;

Thence, across said 189.376 acre tract with the following nine new courses:

- 1) **South 45° 12' 24" West** a distance of **218.75 feet** to an iron pin and cap set
- 2) **South 79° 01' 26" West** a distance of **73.29 feet** to an iron pin and cap set;
- 3) **North 62° 27' 52" West** a distance of **113.82 feet** to an iron pin and cap set;
- 4) **South 76° 26' 06" West** a distance of **91.27 feet** to an iron pin and cap set;
- 5) **North 82° 07' 54" West** a distance of **123.92 feet** to an iron pin and cap set;
- 6) **North 60° 22' 34" West** a distance of **76.26 feet** to an iron pin and cap set;
- 7) **North 00° 05' 02" West** a distance of **299.49 feet** to an iron pin and cap set;
- 8) **North 56° 41' 31" West** a distance of **184.77 feet** to an iron pin and cap set;
- 9) **North 86° 13' 50" West** a distance of **114.46 feet** to an iron pin and cap set in the Southeast line of a 76.56 acre tract conveyed to Edith A Cassidy and Montford S Will, Trustees of the Mary Patton Hunter Trust by Official Record 117 page 572;

Thence, with the Southeast line of said 76.56 acre tract, **North 21° 28' 38" East** a distance of **549.61 feet** to a 5/8 inch diameter rebar replacing deteriorated 1/2 inch diameter pipe found in the line between VMS 6014 and 12916;

Thence, with the Northeast line of said 76.56 acre tract and said VMS line, **North 69° 23' 52" West** a distance of **1767.56 feet** to a 5/8 inch diameter rebar found at a corner to a 196.479 acre tract conveyed to Rings Family Farms LLC by Official Record 250 page 1574 and at a corner to VMS 6014, 13698, 6348 and 12916;

Thence, with the Southeast line of said 196.479 acre tract in the line between VMS 6348 and 12916, **North 30° 27' 44" East** a distance of **2327.79 feet** to a stone with the concrete nail found at the Southwest corner of a 64.8346 acre tract conveyed to Patricia J Hompson (1/8), et. al. (7/8) by Official Record 233 page 1046 in corner to said VMS;

Thence, with the South line of said 64.8346 acre tract and continuing with said VMS line, **North 79° 45' 40" East**, passing the Southwest corner of a 10.912 acre tract conveyed to Ann J Hackett and Barbara A Lynch, Co-Trustees by Official Record 356 page 399 at 1000 feet, a total distance of **1191.94 feet** to a 1/2 inch diameter iron pipe found at the Northwest corner of a 10.733 acre tract conveyed to Kenneth E Jr and Erin M Huck, Joint Lives, TOD by Official Record 332 page 1577;

Thence, around said 10.733 acre tract with the following two courses:

- 1) **South 30° 42' 23" West** a distance of **534.06 feet** to an iron pin and cap set;

- 2) **South 84° 41' 10" East** a distance of **130.44 feet** to an iron pin and cap set at the Northwest corner of a 5.005 acre tract conveyed to Lawrence L and Kathryn J Harrison, Joint Lives by Official Record 273 page 2302;

Thence, with the West line of said 5.005 acre tract, **South 11° 21' 21" East**, passing a 1/2 iron pipe found at the Northwest corner of a 5.005 acre tract conveyed to Jennifer M Waters and Andy Dunn, Joint Lives by Official Record 327 page 273 at 200.11 feet, a total distance of **400.22 feet** to an iron pin and cap set;

Thence, with the South line of said Waters/Dunn's 5.005 acre tract, **South 84° 41' 10" East**, passing an iron pin and cap set at 1098.01 feet, a total distance of **1138.01 feet** to an iron pin found in the centerline of State Route 187;

Thence, with the centerline of State Route 187 with the following two courses:

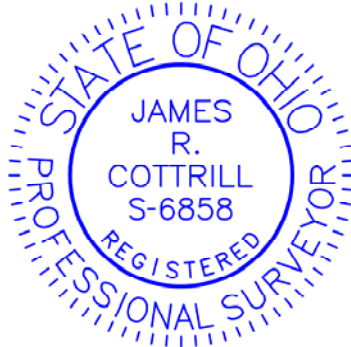
- 1) **South 11° 21' 24" East** a distance of **644.24 feet** to a point;
- 2) with a curve to the right, **radius of 572.96 feet**, arc length of **11.96 feet**, Delta angle of **1° 11' 47"**, chord bears South **10° 43' 01" East** a distance of 11.96 feet returning to the **True Point of Beginning**, containing **169.0617 Acres** more or less.

Bearings are based on a GPS observation on November 4, 2010, 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 Surveying"

This description is based on a field survey performed August of 2020 by James R. Cottrill, PS registration #6858. (Job #S200722-169.0617)



  
James R. Cottrill, PS #6858