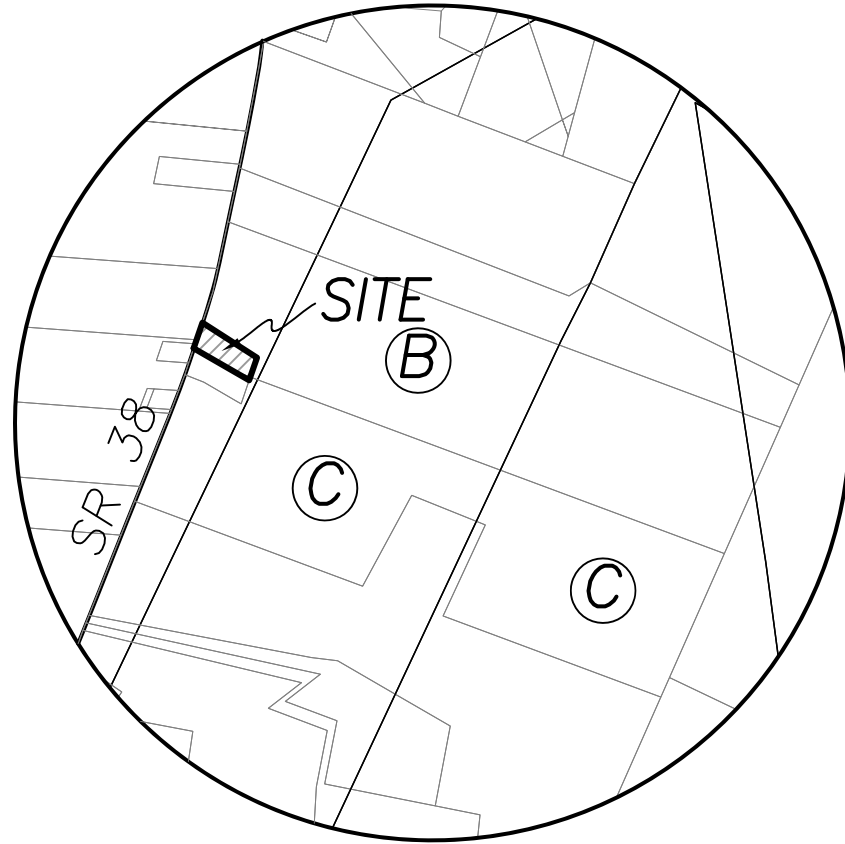


LOCATION MAP

NOT TO SCALE



DEED REFERENCE

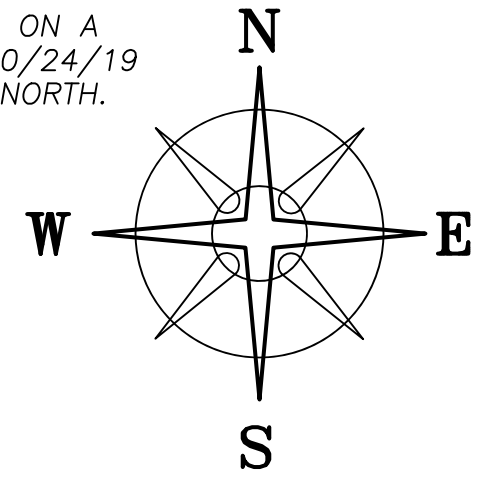
ROBERT E & BARBARA A
BOGENRIFE, JT LIVES
DB 297 PG 894

PARCEL No. 30-00011.000

(B) 100 ACRES
PARCEL ONE, THIRD TRACT

(C) 98 ACRES
PARCEL ONE, SECOND TRACT
PARCEL No. 30-00011.000

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/24/19
WGS 1984 GEODETIC NORTH.



S 08°31'49" W 3183.39'
TO CENTERLINE INTERSECTION OF
SHERMAN AVENUE (60' WIDE) WITH SR 38

STATE ROUTE 38
(60' R/W)

PC 623+26.6

620+00

N 17°49'49" E 200.00'

POB
N=681583.24'
E=1699698.62'

(B) 1.9585± ACRES

2.0139± ACRES

0.1372± ACRES IN R/W
1.8767± NET ACRES

ORIGINAL R/W

297.02' N 61°05'29" W 474.31'

PT 618+46.6

DAMAGED

@443.82'

RACHEL A KIMBLER
TOD ALLYSSA A KIMBLER
OR 353 PG 421
2.000 ACRES
PLAT 1-06

(C) 0.0554± ACRES

N 70°05'17" W 174.11'

177.29'

@30.48'

149.16'

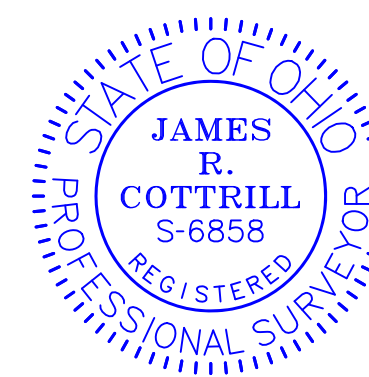
S 17°50'49" W 176.90'

VMS 8742
VMS 6249

LEGEND

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

- ▲ RECORDED STONE (FOUND)
- R/W MONUMENT (FOUND)
- IRON PIN (FOUND)
- △ 1/2" Ø IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 1/2" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "RI BAKER" (FOUND)
- ⊕ 5/8" Ø IRON PIN & ORANGE PLASTIC
CAP STAMPED "RI BAKER 5539" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 11/27/19

COTTRILL SURVEYING, INC

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

**2.0139± ACRES,
VMS 8742, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BOGENRIFE.**

SCALE : 1" = 60'
60' 30' 0 60'

JOB No. S190919A	CREW: MW
SURVEYED 10/28/19	DWN BY: NC
DRAWN 10/28/19	CHECK: MW

COTTRILL SURVEYING, INC

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

2.0139 Acre Tract Surveyed for Bogenrife

The following described 2.0139 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8742, being part of a 100 acre tract (Parcel 30-00011.000, Parcel One, Third Tract) and part of a 98 acre tract (Parcel 30-00011.000, Parcel One, Second Tract, 100 original acres) both conveyed to Robert E and Barbara A Bogenrife, Joint Lives by Deed Book 297 page 894, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 38 (60 feet right-of-way) at the Northwest corner of a 2.000 acre tract conveyed to Rachel A Kimbler TOD Allyssa A Kimbler by Official Record 353 page 421, said iron pin bears South 08° 31' 49" West a distance of 3183.39 feet from the centerline intersection of State Route 38 and Sherman Avenue (60 feet wide);

Thence, with the centerline of State Route 38, **North 17° 49' 49" East** a distance of **200.00 feet** to a mag nail set;

Thence, across said 100 acre tract (Third Tract) with the following two new courses:

- 1) **South 58° 22' 56" East**, passing an iron pin and cap set at 32.51 feet, a total distance of **479.33 feet** to an iron pin and cap set;
- 2) **South 17° 50' 49" West**, passing the North line of said 98 acre tract (Second Tract) at 149.16 feet, a distance total of **176.90 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker" found at the Northeast corner of said Kimbler's 2.000 acre tract;

Thence, with the North line of said 2.000 acre tract, **North 61° 05' 29" West**, passing a 1/2 inch diameter iron pin found at 30.48 feet, passing the South line of said 100 acre tract (Third Tract) at 177.29 feet, passing a 1/2 inch diameter iron pin found at 443.82 feet, a total distance of **474.31 feet** returning to the **Point of Beginning**, containing **2.0139 Acres** more or less, of which 1.9585 acres more or less is part of said 100 acre tract (Third Tract) and 0.0554 acres more or less is part of said 98 acre tract (Second Tract).

Bearings are based on a GPS observation on October 24, 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 Surveying"

This description is based on a field survey performed October of 2019 by James R. Cottrill, PS registration #6858. (Job #S190919-2-0139)


James R. Cottrill, PS

