

BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/02/2018 WGS 1984 GEODETIC NORTH.

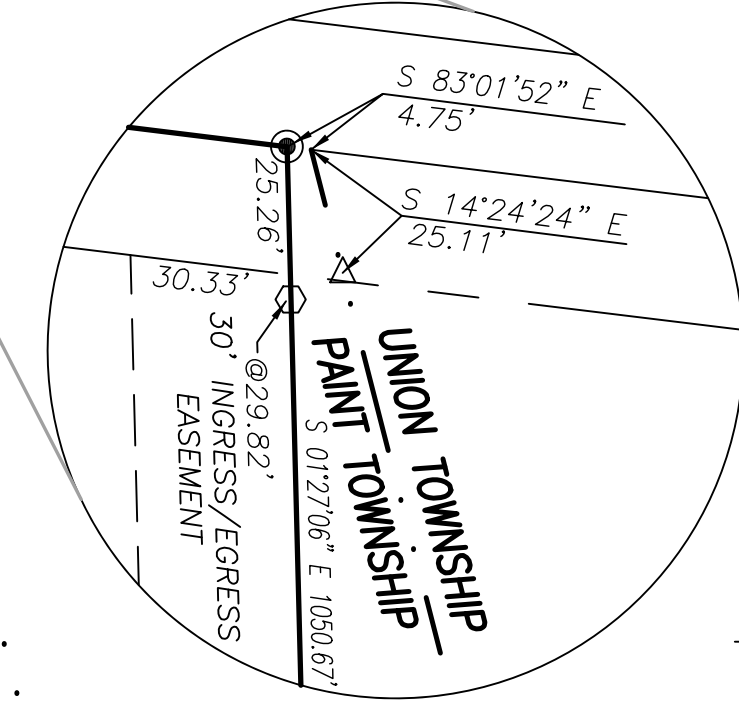
UNION TOWNSHIP
PAINT TOWNSHIP
OLD XENIA ROAD (CR 12) (VARIABLE R/W)
S 82°41'42" E 1854.46'

STATE ROUTE 38
(60' R/W)

POB
N=674904.287'
E=1699133.374'

TAMI SUE ACKLEY
OR 152 P 2509
20.0101 ACRES
74-96

S 83°01'52" E 325.48'
N 01°27'06" W 1035.17'
S 01°27'06" E 1050.67'
30' INGRESS/EGRESS EASEMENT



20.9834± ACRES

JODI & ERIC POTTERTON JT LIVES
OR 302 P 875
20.0096 ACRES
74-96

KYLE T SMITH
OR 150 P 1232
23.6053
74-96

TED L & WANDA S HENRY, JT LIVES
OR 238 P 2250
22-89
16.1638 ACRES

47.52' N 45°26'42" W

91.07' N 05°06'47" E

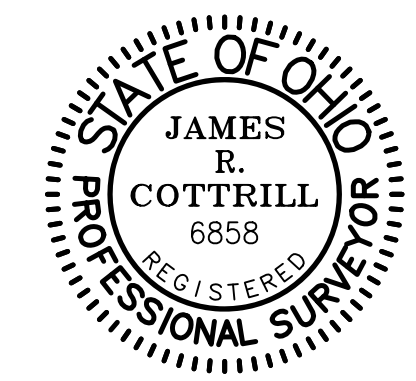
25.03' N 83°14'58" W

297.23' N 03°30'09" E 593.34'

296.11' N 03°30'09" E 593.34'

178.49' N 78°42'07" W

349.58' S 46°58'07" W



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 01/07/2020

DEED REFERENCE

RAYMOND E TOOPS
FAMILY FARM LLC
OR 321 PG 852
150 ACRES
PARCEL No. 29-00639.000 (UNION TWP)
PARCEL No. 14-00264.000 (PAINT TWP)
PARCEL TWO

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
 - WOOD FENCE POST (FOUND)
 - ⊙ 2.5" ⌀ METAL FENCE POST (FOUND)
 - IRON PIN (FOUND)
 - 5/8" ⌀ IRON PIN (FOUND)
 - △ CUT "X" ON TOWNSHIP STONE FOUND
 - MAG NAIL (SET)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 5/8" ⌀ 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

**20.9834± ACRES,
VMS 4387, PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TOOPS FAMILY**

SCALE : 1" = 200'	JOB No. S191203	CREW: MW
200' 100' 0 200'	SURVEYED 01/2020	DWN BY: JRC
	DRAWN 01/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

20.9834 Acre Tract Surveyed for Toops

The following described 20.9834 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being part of a 150 acre tract (Paint Township Parcel 14-00264.000 and Union Township Parcel 29-00639.000) conveyed to Raymond E Toops Family Farms LLC by Official Record 321 page 852, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Old Xenia Road (County Road 12, variable right-of-way), in the line between Paint Township and Union Township, at the northeast corner of a 20.0101 acre tract conveyed to Tami Sue Ackley by Official Record 152 page 2509 and the northwest corner of said 150 acre tract, said iron pin bears South 82° 41' 42" East a distance of 1854.46 feet from a monument box found at the centerline intersection of Old Xenia Road and State Route 38 (60 feet right-of-way);

Thence, with the centerline of Old Xenia Road and said township line, **South 83° 01' 52" East** a distance of **325.48 feet** to a mag nail set;

Thence, across said 150 acre tract with the following seven new courses:

- 1) **South 01° 27' 06" East**, passing an iron pin and cap set at 29.82 feet, a total distance of **1050.67 feet** to an iron pin and cap set;
- 2) **South 21° 33' 35" East** a distance of **218.18 feet** to an iron pin and cap set;
- 3) **South 03° 56' 45" West** a distance of **354.73 feet** to an iron pin and cap set;
- 4) **North 83° 14' 58" West** a distance of **25.03 feet** to an iron pin and cap set;
- 5) **South 08° 52' 34" West** a distance of **403.65 feet** to an iron pin and cap set;
- 6) **South 46° 58' 07" West** a distance of **349.58 feet** to an iron pin and cap set;
- 7) **North 78° 42' 07" West** a distance of **178.49 feet** to a wood fence post found at the northeast corner of a 16.1638 acre tract conveyed to Ted L and Wanda S Henry, Joint Lives by Official Record 238 page 2250 and the southeast corner of a 23.6053 acre tract conveyed to Kyle T Smith by Official Record 150 page 1232;

Thence, with the east line of said 23.6053 acre tract, **North 03° 30' 09" East**, passing the southeast corner of a 20.0096 acre tract conveyed to Jodi and Eric Potterton, Joint Lives by Official Record 302 page 875 at 296.11 feet, a total distance of **593.34 feet** to an iron pin and cap previously set;

Thence, with the east line of said 20.0096 acre tract with the following two courses:

- 1) **North 05° 06' 47" East** a distance of **91.07 feet** to a 5/8 inch diameter iron pin found;
- 2) **North 45° 26' 42" West** a distance of **47.52 feet** to a 5/8 inch diameter iron pin found at the southeast corner said Ackley's 20.0101 acre tract;

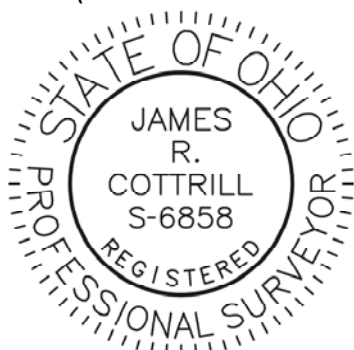
Thence, with the east line of said 20.0101 acre tract, **North 03° 48' 18" East**, passing a 2.5 inch diameter metal fence post found at 1507.79 feet, a total distance of **1533.18 feet** returning to the **Point of Beginning**, containing **20.9834 Acres** more or less.

Bearings are based on a GPS observation on October 2, 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 Surveying"

This description is based on a field survey performed January 3, 2020 by James R. Cottrill, PS registration #6858. (Job #S191203-20-9834)



James R. Cottrill

James R. Cottrill, PS

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Ingress/Egress Easement Surveyed for Toops

The following described 30 feet wide ingress/egress easement is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being part of a 150 acre tract (Paint Township Parcel 14-00264.000 and Union Township Parcel 29-00639.000) conveyed to Raymond E Toops Family Farms LLC by Official Record 321 page 852, and being more particularly described as follows:

Commencing at an iron pin found in the centerline of Old Xenia Road (County Road 12, variable right-of-way), in the line between Paint Township and Union Township, at the northeast corner of a 20.0101 acre tract conveyed to Tami Sue Ackley by Official Record 152 page 2509 and the northwest corner of said 150 acre tract, said iron pin bears South 82° 41' 42" East a distance of 1854.46 feet from a monument box found at the centerline intersection of Old Xenia Road and State Route 38 (60 feet right-of-way);

Thence, with the centerline of Old Xenia Road and said township line, South 83° 01' 52" East a distance of 325.48 feet to a mag nail set;

Thence, across said 150 acre tract, South 01° 27' 06" East a distance of 25.26 feet to the south right-of-way line of Old Xenia Road and being the **True Point of Beginning** of said easement;

Thence, across said 150 acre tract with the following five courses:

- 1) **South 01° 27' 06" East**, passing an iron pin and cap set at 4.56 feet, a total distance of **1025.41 feet** to an iron pin and cap set;
- 2) **South 21° 33' 35" East** a distance of **218.18 feet** to an iron pin and cap set;
- 3) **South 03° 56' 45" West** a distance of **69.67 feet** to a point;
- 4) **North 21° 33' 35" West** a distance of **286.38 feet** to a point;
- 5) **North 01° 27' 06" West** a distance of **1035.17 feet** to the south right-of-way of Old Xenia Road;

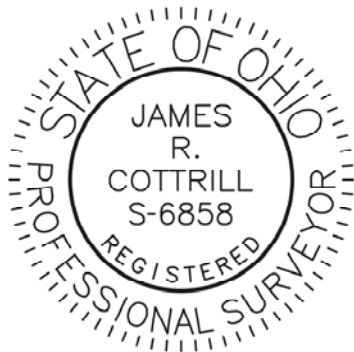
Thence, with the south right-of-way line of Old Xenia Road, **South 83° 01' 52" East** a distance of **30.33 feet** returning to the **True Point of Beginning**.

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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 January 3, 2020 by James R. Cottrill, PS registration #6858. (Job #S191203-EASE)



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