

COTTRILL SURVEYING, INC

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

169.0930 Acre Tract Surveyed for Bogenrife

The following described 169.0930 acre tract is situated in the State of Ohio, Madison County, Union Township and City of London, VMS 6249, 8742 and 9500, being part of a 39.999 acre tract (Parcel 31-03577.000, Parcel Two, 100 original acres), part of a 100 acre tract (Parcel 30-00011.000, Parcel One, Third Tract), part of a 98 acre tract (Parcel 30-00011.000, Parcel One, Second Tract, 100 original acres) and part of a 147.006 acre tract (Parcel 29-00053.000 and 30-00011.000, Parcel One, First Tract, 239.37 original acres) all 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 a mag nail set in the centerline of State Route 38 (60 feet right-of-way) at the Southwest corner of a 60.001 acre tract conveyed to James and Valerie Peart, Joint Lives by Official Record 260 page 865 and the Northwest corner of said 39.999 acre tract, said iron pin bears South 04° 38' 15" West a distance of 1811.96 feet from the centerline intersection of State Route 38 and Sherman Avenue (60 feet wide);

Thence, with the South line of said 60.001 acre tract, **South 69° 04' 52" East**, passing a 1/2 inch diameter electrical conduit found at 32.32 feet and 2595.96 feet, a total distance of **2620.27 feet** to the Southeast corner of said 60.001 acre tract;

Thence, with a new line across said 39.999 acre tract, **South 50° 57' 30" West**, passing the Northeast line of said 100 acre tract and the line between the City of London and Union Township at 408.25 feet, a total distance of **448.45 feet** to an iron pin and cap set;

Thence, across said 100 acre tract with the following three new courses:

- 1) **South 12° 39' 34" East** a distance of **588.17 feet** to a point;
- 2) **South 19° 29' 36" West** a distance of **292.02 feet** to a point;
- 3) **South 32° 47' 00" West**, passing the Northeast line of said 99 acre tract at 206.53 feet, a total distance of **328.63 feet** to a point;

Thence, with a new line across said 98 acre tract, **South 47° 29' 52" West**, passing the Northeast line of said 147.066 acre tract at 330.91 feet, a total distance of **503.76 feet** to an iron pin and cap set;

Thence, across said 147.066 acre tract with the following four new courses:

- 1) **South 59° 40' 05" West** a distance of **364.18 feet** to an iron pin and cap set;
- 2) **South 45° 12' 38" West** a distance of **390.67 feet** to an iron pin and cap set;
- 3) **South 11° 23' 04" West** a distance of **352.94 feet** to an iron pin and cap set;
- 4) **South 46° 45' 47" West** a distance of **281.55 feet** to a 3/4 inch diameter iron pipe found at a corner to a 20.001 acre tract conveyed to Gary L and Marcella R Bogenrife, Joint Lives by Official Record 30 page 655;

Thence, with the North line of said 20.001 acre tract with the following two courses:

- 1) **North 83° 50' 15" West** a distance of **194.76 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 79° 16' 55" West**, passing an iron pin and cap set at 1615.26 feet, a total distance of **1645.79 feet** to a mag nail set in the centerline of State Route 38;

Thence, with the centerline of State Route 38 with the following two courses:

- 1) **North 21° 21' 08" East** a distance of **1899.84 feet** to a point;

- 2) **North 17° 49' 49" East** a distance of **49.55 feet** to a mag nail set at the Southwest corner of a 2.000 acre tract conveyed to Rachel A Kimbler TOD Allyssa A Kimbler by Official Record 353 page 421;

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

- 1) **South 69° 39' 46" East** a distance of **152.66 feet** to a point;
- 2) **South 60° 47' 50" East** a distance of **288.97 feet** to a point;
- 3) **South 61° 56' 07" East** a distance of **30.09 feet** to a point;
- 4) **North 17° 50' 49" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found 1.05 feet left at 14.61 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker" found at the Northeast corner of said 2.000 acre tract, continuing with a new line across said 98 acre tract, passing the Southwest line of said 100 acre tract at 211.61 feet, continuing with a new line across said 100 acre tract, a total distance of **360.78 feet** to an iron pin and cap set;

Thence, with a new line across said 100 acre tract, **North 58° 22' 56" West**, passing an iron pin and cap set at 446.82 feet, a total distance of **479.33 feet** to a mag nail set in the centerline of State Route 38;

Thence, with the centerline of State Route 38 with the following two courses:

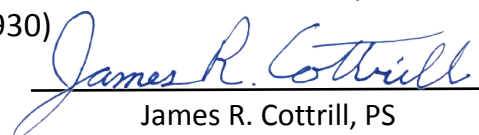
- 1) **North 17° 49' 49" East** a distance of **264.83 feet** to a point;
- 2) **North 11° 31' 22" East**, passing the Southwest corner of said 39.999 acre tract at 523.47 feet, a total distance of **918.14 feet** returning to the **Point of Beginning**, containing **169.0930 Acres** more or less, of which 21.1656 acres more or less is part of said 39.999 acre tract, 56.6468 acres more or less is part of said 100 acre tract (Third Tract), 52.3338 acres more or less is part of said 98 acre tract (Second Tract) and 38.9468 acres more or less is part of said 147.066 acre tract, of which 21.1656 acres more or less is in the City of London and 147.9274 acres more or less is in Union Township.

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 #S190919-169-0930)


James R. Cottrill, PS



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175.1256 Acre Tract Surveyed for Bogenrife

The following described 175.1256 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 6249, 8846 and 9500, being part of a 39.999 acre tract (Parcel 31-03577.000, Parcel Two, 100 original acres), part of a 100 acre tract (Parcel 30-00011.000, Parcel One, Third Tract), part of a 98 acre tract (Parcel 30-00011.000, Parcel One, Second Tract, 100 original acres) and part of a 147.006 acre tract (Parcel 29-00053.000 and 30-00011.000, Parcel One, First Tract, 239.37 original acres) all conveyed to Robert E and Barbara A Bogenrife, Joint Lives by Deed Book 297 page 894, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 38 (60 feet right-of-way) at the Southwest corner of a 60.001 acre tract conveyed to James and Valerie Peart, Joint Lives by Official Record 260 page 865 and the Northwest corner of said 39.999 acre tract, said iron pin bears South 04° 38' 15" West a distance of 1811.96 feet from the centerline intersection of State Route 38 and Sherman Avenue (60 feet wide);

Thence, with the South line of said 60.001 acre tract, South 69° 04' 52" East, passing a 1/2 inch diameter electrical conduit found at 32.32 feet and 2595.96 feet, a total distance of 2620.27 feet to the Southeast corner of said 60.001 acre tract and being the

True Point of Beginning;

Thence, with the Southeast line of said 60.001 acre tract, **North 56° 24' 56" East** a distance of **181.62 feet** to an iron pin and cap set at the West corner of an 80.2 acre tract conveyed to City of London Department of Sanitation at Landfill by Deed Book 168 page 387 and in the line between VMS 6249 and 9500;

Thence, with the Southwest line of said 80.2 acre tract, **South 64° 28' 10" East** a distance of **1734.16 feet** to a 3/4 inch diameter iron pipe found in the Northwest line of a 175 acre tract conveyed to City of London Department of Sanitation at Landfill by Deed Book 168 page 3887;

Thence, with the Northwest line of said 175 acre tract, **South 23° 40' 52" West**, passing the East corner of said 100 acre tract and a corner to the Corporation line of the City of London at 331.32 feet, continuing with said Corporation line, passing the East corner of said 98 acre tract at 1352.36 feet, a total distance of **2366.18 feet** to a 10 inch diameter wood fence post found at the North corner of a 74.21 acre tract conveyed to Michael S Valerie, TOD by Official Record 258 page 2440 and at a corner to said Corporation line;

Thence, with the Northwest line of said 74.21 acre tract, **South 23° 29' 13" West**, passing the Northeast corner of said 147.066 acre tract at 154.54 feet, a total distance of **1743.60 feet** to an iron pin and cap set in the North line of an 85.355 acre tract conveyed to Michael S Valerie, TOD by Official Record 263 page 1445 and in the line between VMS 9500 and 4387;

Thence, with the North line of said 85.355 acre tract and said VMS line, **North 85° 51' 39" West** a distance of **770.65 feet** to the Southeast corner of a 20.001 acre tract conveyed to Austin Robert and Carrie Lynn Bogenrife, Joint Lives by Official Record 257 page 812;

Thence, around said 20.001 acre tract with the following two courses:

- 1) **North 04° 45' 10" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at 4.73 feet, a total distance of **494.94 feet** to an iron pin and cap set;

- 2) **North 79° 53' 28" West** a distance of **338.08 feet** to a 3/4 inch diameter iron pipe found at the Southeast corner of a 20.001 acre tract conveyed to Gary L and Marcella R Bogenrife, Joint Lives by Official Record 30 page 655;

Thence, around said 20.001 acre tract with the following two courses:

- 1) **North 09° 29' 49" East** a distance of **600.88 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 61° 02' 48" West** a distance of **962.41 feet** to a 3/4 inch diameter iron pipe found;

Thence, across said 147.066 acre tract with the following five new courses:

- 1) **North 46° 45' 47" East** a distance of **281.55 feet** to an iron pin and cap set;
- 2) **North 11° 23' 04" East** a distance of **352.94 feet** to an iron pin and cap set;
- 3) **North 45° 12' 38" East** a distance of **390.67 feet** to an iron pin and cap set;
- 4) **North 59° 40' 05" East** a distance of **364.18 feet** to an iron pin and cap set;
- 5) **North 47° 29' 52" East**, passing the Southwest line of said 98 acre tract at 172.86 feet, a total distance of **503.76 feet** to a point;

Thence, with a new line across said 98 acre tract, **North 32° 47' 00" East**, passing the Southwest line of said 100 acre tract at 122.10 feet, a total distance of **328.63 feet** to a point;

Thence, across said 100 acre tract with the following three new courses:

- 1) **North 19° 29' 36" East** a distance of **292.02 feet** to a point;
- 2) **North 12° 39' 34" West** a distance of **588.17 feet** to an iron pin and cap set;
- 3) **North 50° 57' 30" East**, passing the Southwest line of said 39.999 acre tract and the line between the City of London and Union Township at 40.20 feet, a total distance of **448.45 feet** returning to the **True Point of Beginning**, containing **175.1256 Acres** more or less, of which 18.1996 acres more or less is part of said 39.999 acre tract, 41.8108 acres more or less is part of said 100 acre tract (Third Tract), 46.1930 acres more or less is part of said 98 acre tract (Second Tract) and 68.9222 acres more or less is part of said 147.066 acre tract of, which 18.1996 acres more or less is in the City of London and 156.9260 acres more or less is in Union Township.

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This description is based on a field survey performed October of 2019 by James R. Cottrill, PS registration #6858. (Job #S190919-175-1256)


James R. Cottrill, PS

