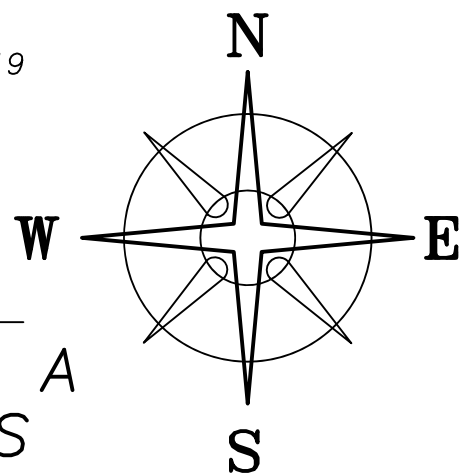


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/24/19
WGS 1984 GEODETIC NORTH.



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

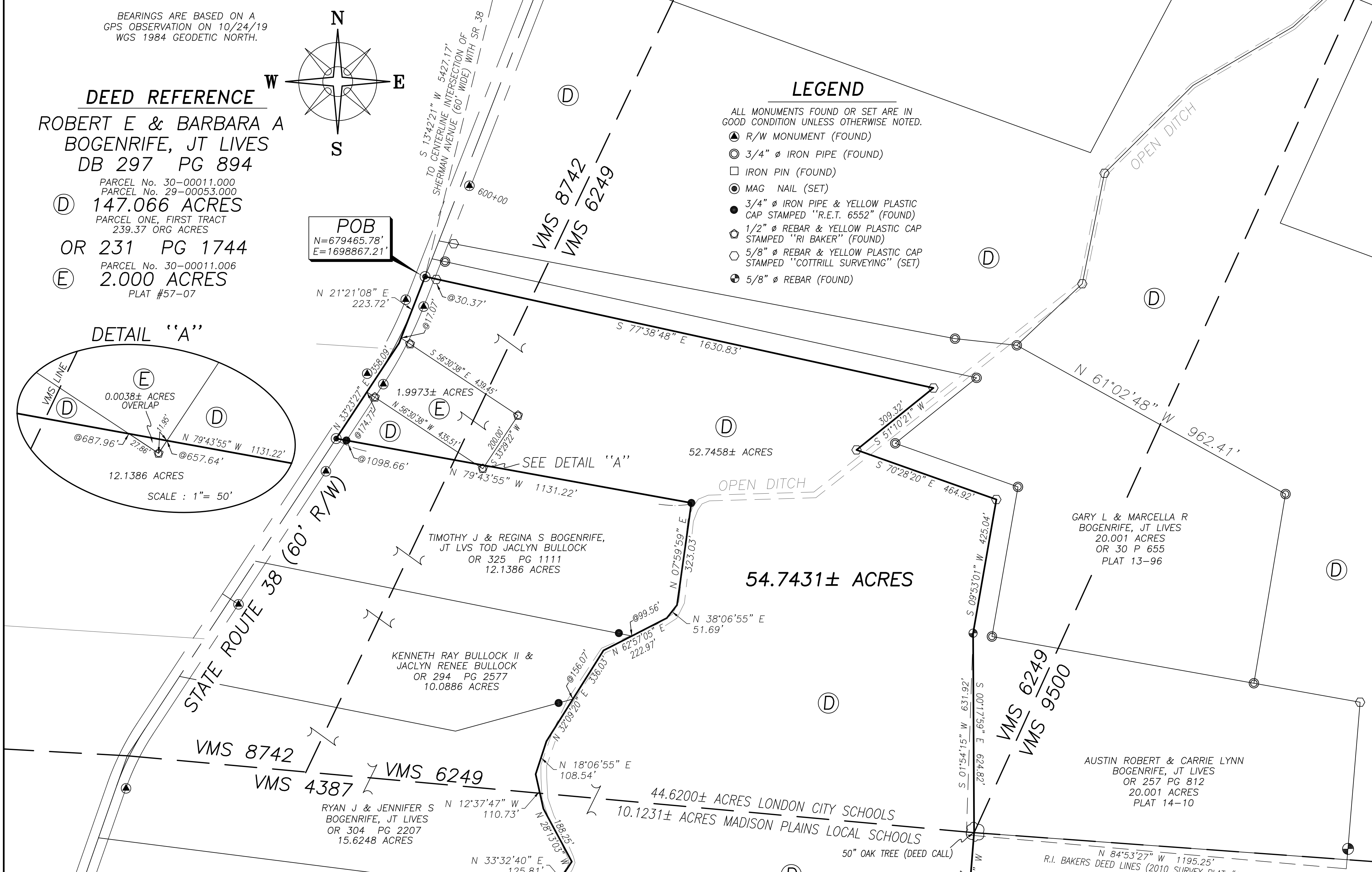
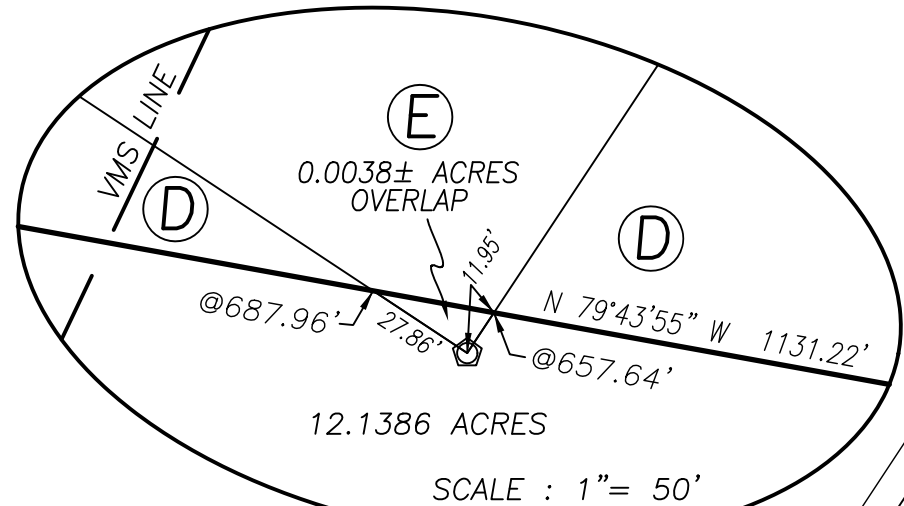
- Ⓓ PARCEL No. 30-00011.000
PARCEL No. 29-00053.000
147.066 ACRES
PARCEL ONE, FIRST TRACT
239.37 ORG ACRES
- OR 231 PG 1744
- Ⓔ PARCEL No. 30-00011.006
2.000 ACRES
PLAT #57-07

POB
N=679465.78'
E=1698867.21'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ R/W MONUMENT (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - MAG NAIL (SET)
 - 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "R.E.T. 6552" (FOUND)
 - ⊕ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RI BAKER" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - 5/8" Ø REBAR (FOUND)

DETAIL "A"

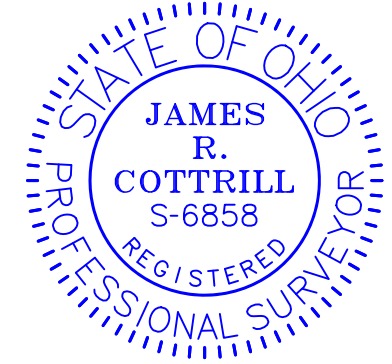


COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

54.7431± ACRES
VMS 4387, 6249 & 8742, UNION TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROBERT BOGENRIFE.

SCALE : 1"= 200'	JOB No. S190919C	CREW: MW
200' 100' 0 200'	SURVEYED 11/18/19	DWN BY: NC
	DRAWN 11/19/19	CHECK: MW

PETER L LEFFLER, TRUSTEE
OF THE HILDA N LEFFLER REVO LIVING TRUST
OR 124 PG 1219
110 ACRES



MICHAEL S VALLERY, TOD
OR 263 PG 1445
85.355 ACRES

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, Ph. 740.869.3811, www.cottrillsurveying.com

54.7431 Acre Tract Surveyed for Bogenrife

The following described 54.7431 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4387, 6249 and 8742, being part of a 147.066 acre tract (Parcel 29-00053.000 and 30-00011.000, Parcel One, First Tract, 239.37 original acres) conveyed to Robert E and Barbara A Bogenrife, Joint Lives by Deed Book 297 page 894 and part of a 2.000 acre tract (Parcel 30-00011.006) conveyed to Robert E and Barbara A Bogenrife, Joint Lives by Official Record 231 page 1744, 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 20.001 acre tract conveyed to Austin Robert and Carrie Lynn Bogenrife, Joint Lives by Official Record 257 page 812 and a corner to said 147.066 acre tract, said iron pin bears South 13' 42' 21" West a distance of 5427.17 feet from the centerline intersection of State Route 38 and Sherman Avenue (60 feet wide);

Thence, with said 20.001 acre tract with the following five courses:

- 1) **South 77° 38' 48" East**, passing an iron pin and cap set at 30.37 feet, a total distance of **1630.83 feet** to an iron pin and cap set;
- 2) **South 51° 10' 21" West** a distance of **309.32 feet** to an iron pin and cap set;
- 3) **South 70° 28' 20" East** a distance of **464.92 feet** to an iron pin and cap set;
- 4) **South 09° 53' 01" West** a distance of **425.04 feet** to a 5/8 inch diameter rebar found;
- 5) **South 00° 17' 59" East** a distance of **624.82 feet** to a 50 inch diameter oak tree found at the Northwest corner of an 85.355 acre tract conveyed to Michael S Valerie, TOD by Official Record 263 page 1445 and being the corner to VMS 4387, 6249 and 9500;

Thence, with the West line of said 85.355 acre tract, **South 04° 35' 26" West** a distance of **362.01 feet** to an iron pin and cap set at the Northeast corner of a 110 acre tract conveyed to Peter L Leffler, Trustee of the Hilda N Leffler Revocable Living Trust by Official Record 124 page 1219;

Thence, with the North line of said 110 acre tract, **North 82° 45' 47" West** a distance of **1311.82 feet** to a 3/4 inch diameter iron pipe found and yellow plastic cap stamped "RET 6552" found at the Southeast corner of a 15.6248 acre tract conveyed to Ryan J and Jennifer S Bogenrife, Joint Lives by Official Record 304 page 2207;

Thence, with the East line of said 15.6248 acre tract with the following five courses:

- 1) **North 33° 32' 40" East** a distance of **125.81 feet** to a point;
- 2) **North 28° 13' 03" West** a distance of **188.25 feet** to a point;
- 3) **North 12° 37' 47" West** a distance of **110.73 feet** to a point;
- 4) **North 18° 06' 55" East** a distance of **108.54 feet** to a point;
- 5) **North 32° 09' 20" East**, passing the Southeast corner of a 10.0886 acre tract conveyed to Kenneth Ray Bullock II and Jaclyn Renee Bullock by Official Record 294 page 2577 at 156.07 feet, a total distance of **336.03 feet** to a point;

Thence, with the East line of said 10.0886 acre tract, **North 62° 57' 05" East**, passing the Southeast corner of a 12.1386 acre tract conveyed to Timothy J and Regina S Bogenrife, Joint Lives, TOD Jaclyn Bullock by Official Record 325 page 1111 at 99.56 feet, a total distance of **222.97 feet** to a point;

Thence, around said 12.1386 acre tract with the following three courses:

- 1) **North 38° 06' 55" East** a distance of **51.69 feet** to a point;
- 2) **North 07° 59' 59" East** a distance of **323.03 feet** to a 3/4 inch diameter iron pipe found and yellow plastic cap stamped "RET 6552" found;
- 3) **North 79° 43' 55" West**, passing the Southeast line of said 2.000 acre tract at 657.64 feet, passing the Southwest line of said 2.000 acre tract at 687.96 feet, passing a 3/4 inch diameter iron pipe found and yellow plastic cap stamped "RET 6552" found at 1098.66 feet, a total distance of **1131.22 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:

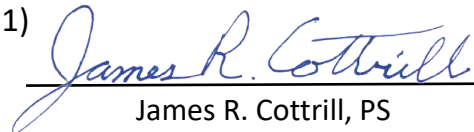
- 1) **North 33° 23' 27" East**, passing the West corner of said 2.000 acre tract at 174.77 feet, a total distance of **358.09 feet** to a point;
- 2) **North 21° 21' 08" East**, passing the North corner of said 2.000 acre tract at 17.07 feet, a total distance of **223.72 feet** returning to the **Point of Beginning**, containing **54.7431 Acres** more or less, of which 52.7458 acres more or less is part of said 147.066 acre tract and 1.9973 acres more or less is part of said 2.000 acre tract, of which 44.6200 acres more or less is in London City School District and 10.1231 acres more or less is in Madison Plains Local School District.

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 #S190919-54-7431)


James R. Cottrill, PS

