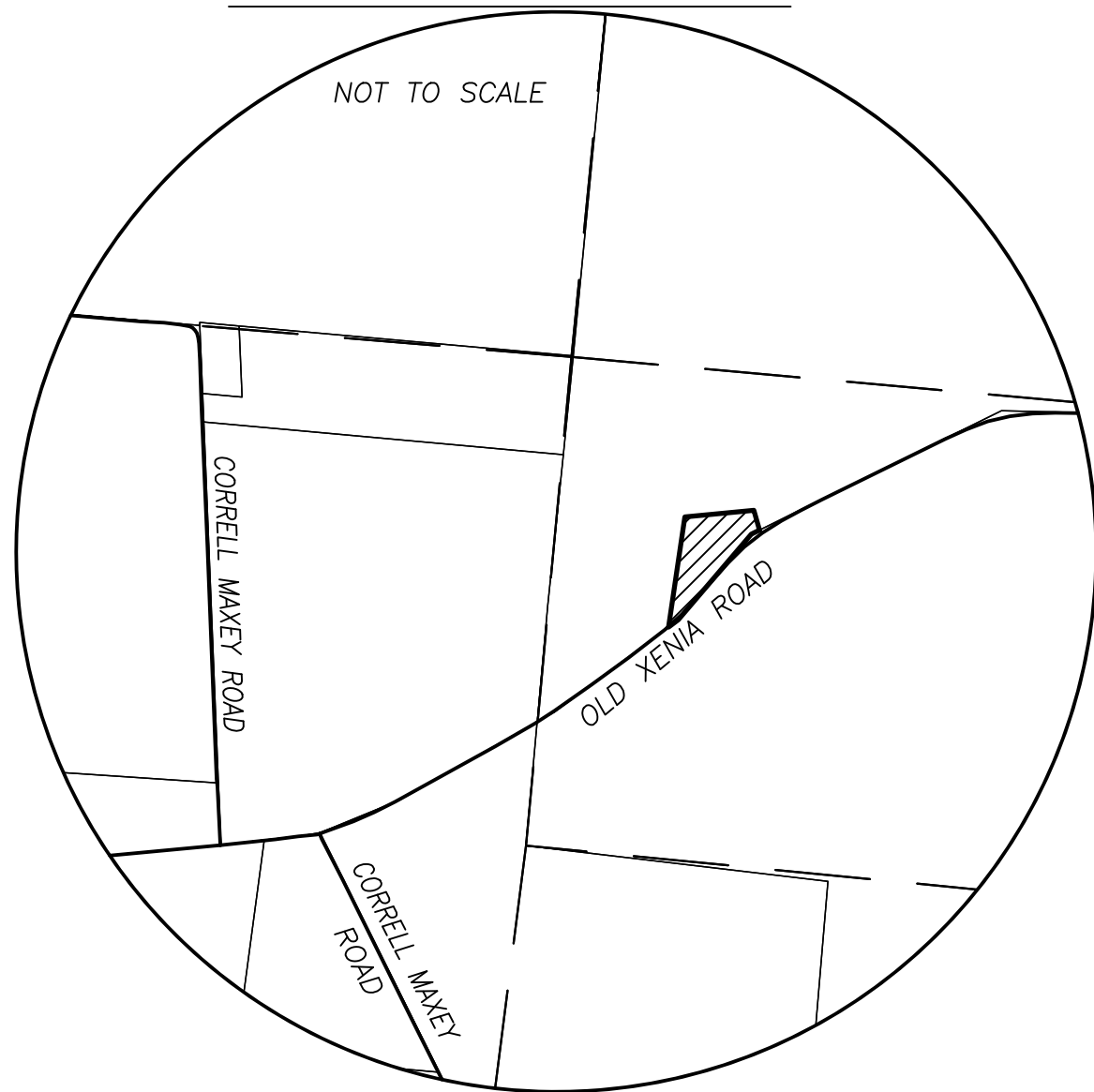


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/25/17
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
MERLE E EARLES
OR 343 PG 690
PARCEL No. 14-00090.000
Ⓐ 1.993 ACRES

LOCATION MAP



ROBERT A & ANNE HUNTER, CO-TRUSTEES
OR 280 PG 680
173.676 ACRES

ROBERT A & ANNE HUNTER, CO-TRUSTEES
OR 280 PG 680
173.676 ACRES
180.67 ORG ACRES

HEINER GANTENBRINK FARMS
OR 49 PG 770
1051.298 ACRES
1052.95 ORG ACRES

TPOB
N=662179.22'
E=1671471.61'

1.9665± ACRES

OLD XENIA ROAD
(CR-12, R/W UNKNOWN)

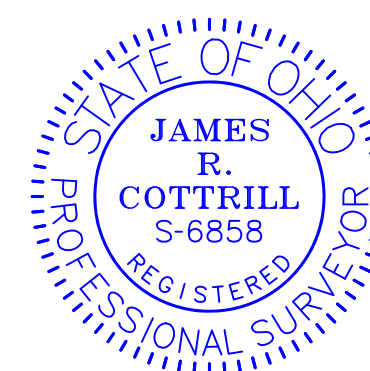
DEED LINE
S 15°06'45" E 11.88'

HEINER GANTENBRINK FARMS
1052.95 ORG ACRES

DETAIL "A"
NOT TO SCALE

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
- ⊙ 1/2" ∅ IRON PIPE (FOUND)
- ⊕ 5/8" ∅ 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: 04/23/20

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

1.9665± ACRES,
VMS 5546, PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR EARLES

SCALE : 1" = 80'
80' 40' 0 80'

JOB No. S200411 CREW: MW
SURVEYED 04/21/20 DWN BY: NC
DRAWN 04/21/20 CHECK: RC

COTTRILL SURVEYING, INC

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

1.9665 Acre Tract Surveyed for Earles

The following described 1.9665 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 5546, being all of a 1.993 acre tract (Parcel 14-00090.000) conveyed to Merle E Earles by Official Record 343 page 690 and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Old Xenia Road (County Road 12, right-of-way width unknown) and Correll Maxey Road (Township Road 97, 40 feet right-of-way);

Thence, with the centerline of Old Xenia Road with the following three courses:

- 1) North 66° 57' 55" East a distance of 360.27 feet to a point;
- 2) North 60° 16' 20" East a distance of 665.98 feet to a 1/2 inch diameter iron pipe found at the South corner of a 173.676 acre tract (180.67 original acre tract) conveyed to Robert A and Anne Hunter, Co-Trustees by Official Record 280 page 680, Northwest corner of a 1051.298 acre tract (1052.95 original acre tract) conveyed to Heiner Gantenbrink Farms by Official Record 49 page 770 and in the line between VMS 5546 and 6204;
- 3) continuing with the line between said 173.676 acre tract and 1052.95 acre tract, North 53° 46' 18" East a distance of 682.30 feet to a 1/2 diameter iron pipe found at the South corner of herein described 1.9665 acre tract and being the **True Point of Beginning**;

Thence, with said 173.676 acre tract with the following three courses:

- 1) **North 07° 43' 39" East**, passing an iron pin and cap set at 36.84 feet, a total distance of **468.56 feet** to a 1/2 diameter iron pipe found;
- 2) **North 82° 55' 32" East** a distance of **291.31 feet** to a 1/2 inch diameter iron pipe found;
- 3) **South 15° 06' 45" East**, passing an iron pin and cap set at 75.46 feet, a total distance of **91.57 feet** to an iron pin and cap set in the centerline of Old Xenia Road and being in the line between said 180.67 original acres and said 1052.98 acre tracts;

Thence, with the centerline of Old Xenia Road and with the line between said 180.67 original acres and said 1052.98 acre tracts with the following two courses:

- 1) **South 62° 44' 04" West** a distance of **31.01 feet** to an iron pin and cap set;
- 2) **South 40° 44' 26" West**, passing a 1/2 inch diameter pipe found at a corner of the originally described 1.993 acre tract at 92.75 feet, a total distance of **509.08 feet** to a 1/2 inch diameter iron pipe found;

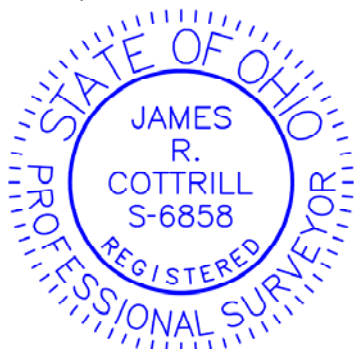
Thence, continuing with the centerline of Old Xenia Road and the line between original acres and said 1051.298 acre tracts and with the south line of said 1.993 acre tract, **South 53° 45' 12" West** a distance of **20.04 feet** returning to the **True Point of Beginning**, containing **1.9665 Acres** more or less.

Bearings are based on a GPS observation on September 25, 2017, 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 April 21, 2020 by James R. Cottrill, PS registration #6858. (Job #S200411-1.9665)




James R. Cottrill, PS #6858