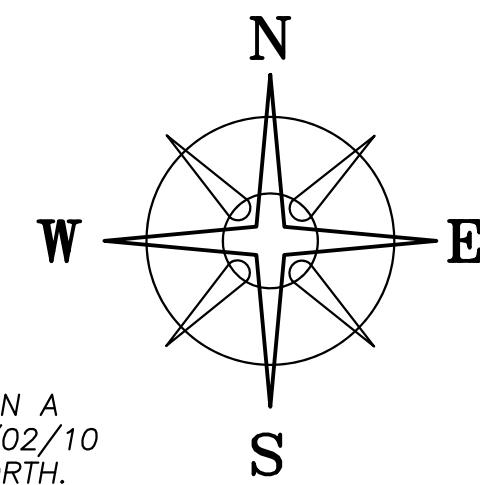


**DEED REFERENCE**

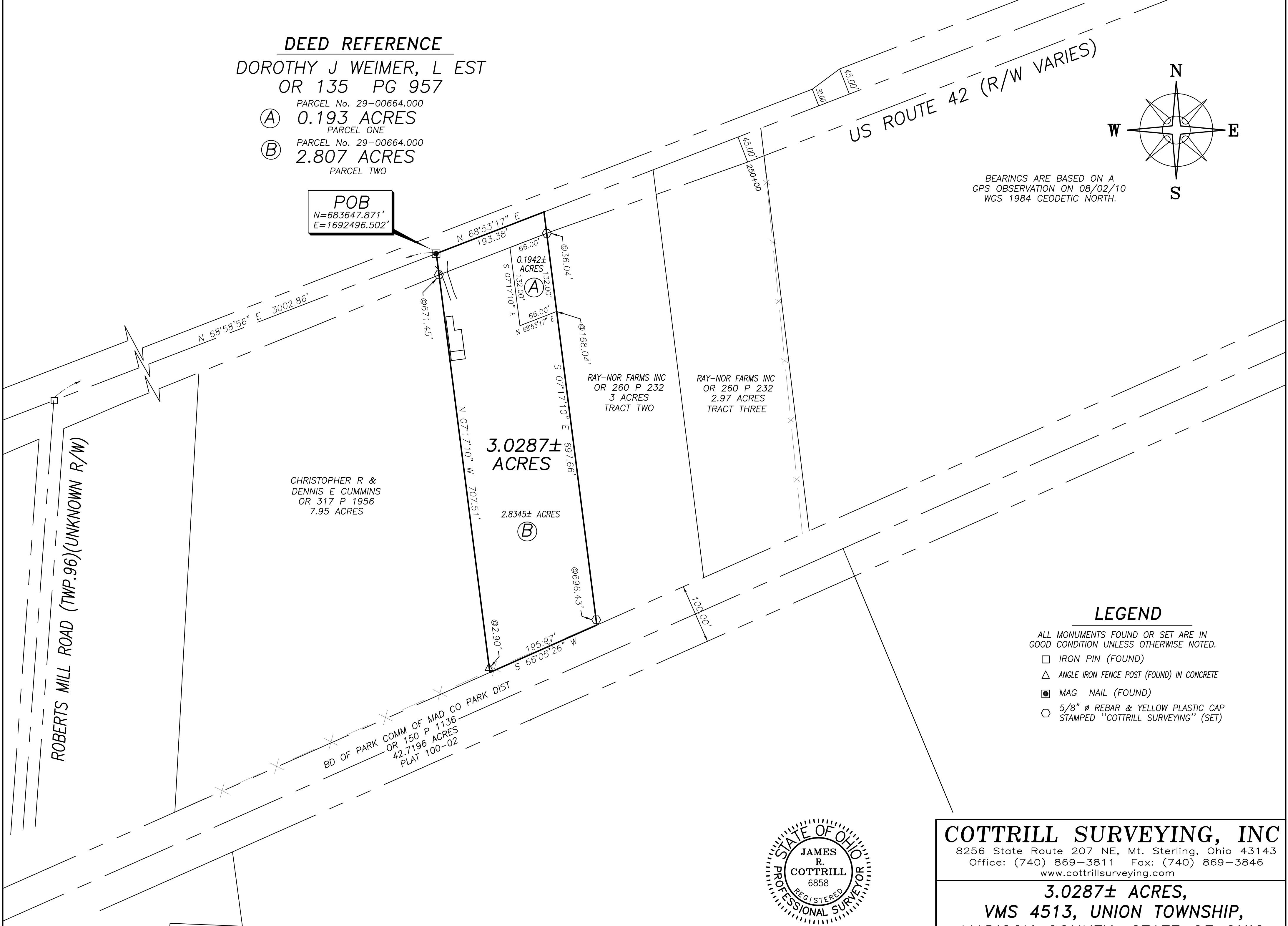
DOROTHY J WEIMER, L EST  
OR 135 PG 957

- PARCEL No. 29-00664.000
- (A) 0.193 ACRES  
PARCEL ONE
- PARCEL No. 29-00664.000
- (B) 2.807 ACRES  
PARCEL TWO

**POB**  
N=683647.871'  
E=1692496.502'

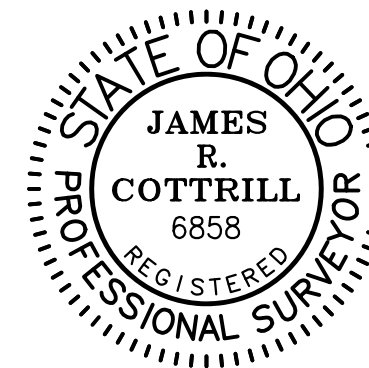


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/02/10  
WGS 1984 GEODETIC NORTH.



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
  - △ ANGLE IRON FENCE POST (FOUND) IN CONCRETE
  - MAG NAIL (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: 9/13/19

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

**3.0287± ACRES,  
VMS 4513, UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR WEIMER**

SCALE : 1" = 100'	JOB No. S190811	CREW: MW
100' 50' 0 100'	SURVEYED 09/2019	DWN BY: NC
	DRAWN 09/2019	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 3.0287 Acre Tract Surveyed for Weimer

The following described 3.0287 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being all of a 0.193 acre tract (Parcel 29-00664.000, Parcel One) and all of a 2.807 acre tract (Parcel 29-00664.000, Parcel Two) both conveyed to Dorothy J Weimer, Life Estate by Official Record 135 page 957, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of US Route 42 (right-of-way width varies) at the Northeast corner of a 7.95 acre tract conveyed to said Christopher R and Dennis E Cummins by Official Record 317 page 1956 and the Northwest corner of said 2.807 acre tract, said mag nail bears North 68° 58' 56" East a distance of 3002.86 feet from an iron pin found at the centerline intersection of US Route 42 and Roberts Mill Road (Township Road 96, right-of-way width unknown);

Thence, with the centerline of US Route 42, **North 68° 53' 17" East** a distance of **193.38 feet** to the Northwest corner of a 3 acre tract conveyed to Ray-Nor Farms Inc by Official Record 260 page 232;

Thence, with the West line of said 3 acre tract, **South 07° 17' 10" East**, passing an iron pin and cap set at the Northeast corner of said 0.193 acre tract at 36.04 feet, passing a corner to said 2.807 acre tract at 168.04 feet, passing an iron pin and cap set at 696.43 feet, a total distance of **697.66 feet** to the North line of a 42.7196 acre tract conveyed to Board of Park Commission of Madison County Park District by Official Record 150 page 1136;

Thence, with the North line of said 42.7196 acre tract, **South 66° 05' 26" West** a distance of **195.97 feet** to the Southeast corner of said Cummins' 7.95 acre tract;

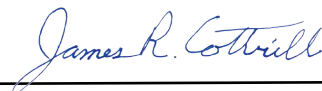
Thence, with the East line of said 7.95 acre tract, **North 07° 17' 10" West**, passing an angle iron fence post found in concrete at 2.90 feet, passing an iron pin and cap set at 671.45 feet, a total distance of **707.51 feet** returning to the **Point of Beginning**, containing **3.0287 Acres** more or less, of which 0.1942 acres more or less is all of said 0.193 acre tract and 2.8345 acres more or less is all of said 2.807 acre tract.

Bearings are based on a GPS observation on August 2, 2010, 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 September of 2019 by James R. Cottrill, PS registration #6858. (Job #S190811-3-0287)



James R. Cottrill, PS

