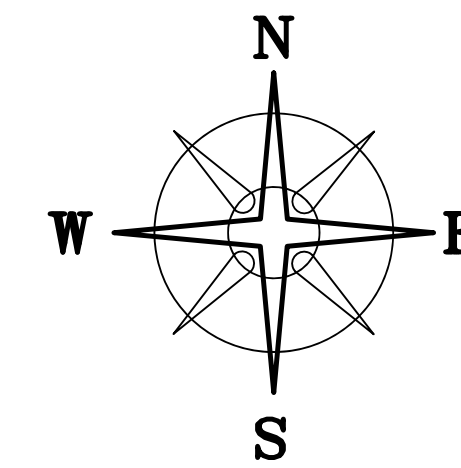


BEARINGS BASED ON A GPS OBSERVATION ON 9/04/15
WGS 1984 GEODETIC NORTH.

DEED REFERENCE

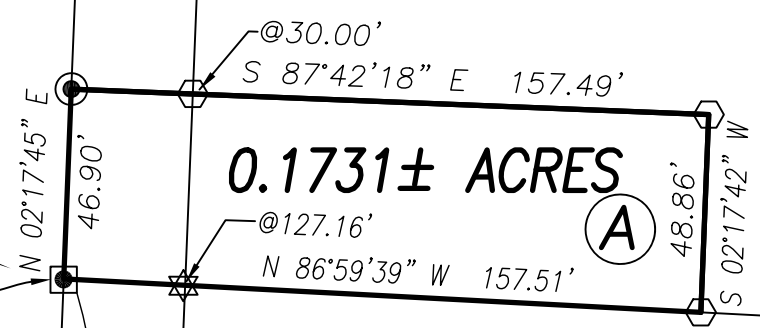
HEINER GANTENBRINK FARMS, LTD
OR 271 PG 145

(A) 88.70 ACRES TRACT 2
PARCEL No. 27-00115.000



N=637074.54'
E=16557797.14'

POB



0.1731± ACRES

THOMAS SR & GAIL A BEVINGTON
OR 237 P 2212
4.454 ACRES
ST-1D
27-00093.000

BEVINGTON GAIL A & THOMAS M JT LIVES
DB 294 P 935
4.473 ACRES
27-00060.000

STOKES TOWNSHIP
VILLAGE OF SOUTH SOLON

VILLAGE OF SOUTH SOLON
DB 284 P 899
8.28 ACRES
28-00250.000

STATE ROUTE 41 (60' R/W)

VMS 3642

N 02°17'45" E 617.16'

VMS 8582

105+00

INDIANA & OHIO CENTRAL RAILROAD INC (50' R/W)
33.553 ACRES

L=157.50'
R=572.31'
Δ=15°46'06"
C LEN=157.01'
BRG=S 15°11'53" W

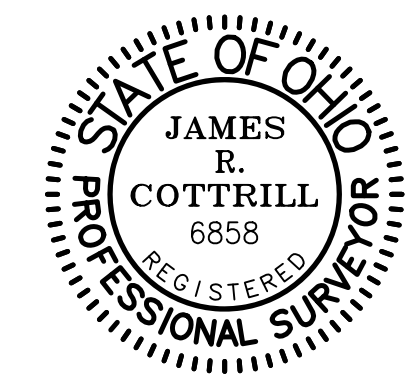
N=636459.238'
E=1655751.349'

HIGH-STREET

N 2°05'20" W 1802.97'

LEGEND

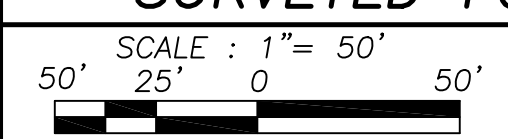
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 5/8" REBAR (SET) REPLACING 3/4 BENT IRON PIPE (FOUND)
 - △ 6"Ø CONCRETE R/W MONUMENT (FOUND)
 - ☆ CUT OFF ANGLE IRON FENCE POST (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - ◇ PK NAIL (FOUND)
 - MAG NAIL (SET)
 - MAG NAIL SET OVER IRON PIN FOUND
 - ▲ MADISON COUNTY MONUMENT 02-007 (FOUND)
 - IRON PIN (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/03/2020

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

0.1731± ACRES,
VMS 8582, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TOM BEVINGTON



SCALE : 1" = 50'	JOB No. S200309	CREW: MW
	SURVEYED 03/2020	DWN BY: NC
	DRAWN 03/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

0.1731 Acre Tract Surveyed for Bevington

The following described 0.1731 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 8582, and being part of an 88.70 acre tract (Tract 2) (Parcel 27-00115.000) conveyed to Heiner Gantenbrink Farms, LTD. By Official Record 271 page 145, and being more particularly described as follows:

Beginning at a Mag nail set over an iron pin found in the centerline of State Route 41 (60 feet right-of-way) at the southwest corner of said 88.70 acre tract and the northwest corner of a 4.454 acre tract conveyed to Thomas Sr. and Gail A. Bevington by Official Record 237 page 2212, said Mag nail bears North 02° 17' 45" East a distance of 617.16 feet from a PK nail found at the point of intersection of said State Route 41 and in the centerline of High Street;

Thence, with the centerline of said State Route 41, **North 02° 17' 45" East** a distance of **46.90 feet** to a Mag nail set in said centerline;

Thence, across said 88.70 acre tract the following 2 new courses:

- 1) **South 87° 42' 18" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **157.49 feet** to an iron pin and cap set
- 2) **South 02° 17' 42" West** a distance of **48.86 feet** to an iron pin and cap set in the north line of said 4.454 acre tract;

Thence, with the north line of said 4.454 acre tract, **North 86° 59' 39" West**, passing a cut off angle iron fence post found at 127.16 feet, a total distance of **157.51 feet** returning to the point of beginning containing **0.1731 Acres ±**.

Bearings are based on a GPS observation on 9/04/15, 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 6858."

This description is based on a field survey performed 3/2020 by James R. Cottrill, PS registration #6858. (Job #S200309-0-1731AC)




James R. Cottrill, PS #6858