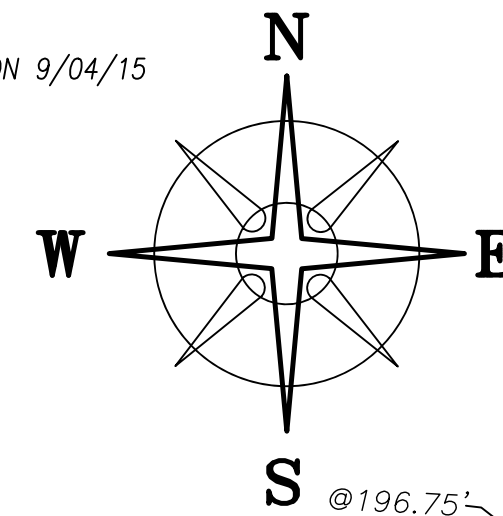


BEARINGS BASED ON A GPS OBSERVATION ON 9/04/15  
WGS 1984 GEODETIC NORTH.



HEINER GANTENBRINK FARMS, LTD  
OR 271 PG 145  
88.5269 ACRES TRACT 2  
PARCEL No. 27-00115.000

N=637074.54'  
E=16557797.14'

STATE ROUTE 41 (60' R/W)

VMS 3642

VMS 8582

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

POB

POB

HIGH-STREET

N=636459.238'  
E=1655751.349'

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

@30.00'  
S 87°42'18" E 157.49'

@30.35'  
N 86°59'39" W 157.51'

1.4646± ACRES

**1.6377± ACRES**  
1.5000± ACRES NET

@84.57'  
N 87°45'58" W 125.02'  
S 87°45'58" E  
@40.44'

S 55°07'37" W 103.97'  
N 55°07'37" E

N 87°06'45" W 400.04'  
S 87°06'45" E 400.04'

2.9970± ACRES

**7.4799± ACRES**

4.4829± ACRES

STOKES TOWNSHIP

VILLAGE OF SOUTH SOLON

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

**DEED REFERENCE**

GAIL A & THOMAS M  
BEVINGTON, JT LIVES  
DB 294 P 935

(A) 4.473 ACRES  
27-00060.000

THOMAS SR & GAIL A  
BEVINGTON  
OR 237 P 2212

(B) 4.454 ACRES  
27-00093.000  
ST-1D

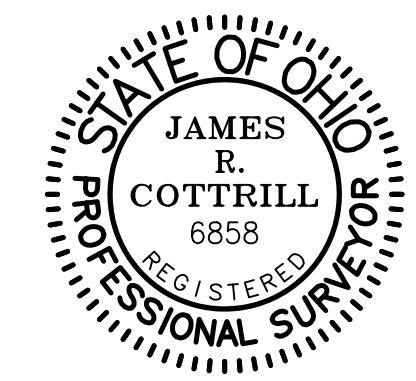
THOMAS SR & GAIL A  
BEVINGTON  
OR P

(C) 4.454 ACRES  
PARCEL No. 27-00115.001

**LEGEND**

ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.

- △ 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

**1.6377± & 7.4799± ACRES,  
VMS 8582, STOKES TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR TOM BEVINGTON**

SCALE : 1" = 50'  
50' 25' 0 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

## 7.4799 Acre Tract Surveyed for Bevington

The following described 7.4799 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 8582, and being part of a 4.454 acre tract (Parcel 27-00093.000) conveyed to Thomas Sr. and Gail A. Bevington by Official Record 237 page 2212, and all of a 4.473 acre tract (Parcel 27-00060.000) conveyed to Gail A. and Thomas M. Bevington by Deed Book 294 page 935, and being more particularly described as follows:

Beginning at a Mag nail set in the centerline of State Route 41 (60 feet right-of-way) at the southwest corner of said 4.473 acre tract and at the northwest corner of an 8.28 116.16 acre tract conveyed to the Village of South Solon by Deed Book 284 page 899, said Mag nail bears North 02° 17' 45" East a distance of 116.16 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**, passing an iron pin found at the west corner common to said 4.473 and 4.454 acre tracts at 259.00 feet, a total distance of **347.90 feet** to a Mag nail set;

Thence, across said 4.454 acre tract the following 4 new courses:

- 1) **South 87° 45' 58" East**, passing an iron pin and cap set at 40.44 feet, a total distance of **125.02 feet** to an iron pin and cap set
- 2) **North 55° 07' 37" East** a distance of **103.97 feet** to an iron pin and cap set
- 3) **South 87° 06' 45" East** a distance of **400.04 feet** to an iron pin and cap set
- 4) **North 02° 17' 42" East** a distance of **86.74 feet** to an iron pin and cap set in the south line of a 88.5269 acre tract conveyed to Heiner Gantenbrink Farms, LTD by Official Record 271 page 145;

Thence, with the south line of said 88.5269 acre tract, **South 86° 59' 39" East**, passing a 5/8 inch diameter iron pin found at 196.75 feet, a total distance of **198.17 feet** to a point in the West line of the Indiana and Ohio Central Railroad Incorporated ( 50 feet wide);

Thence, with the west line of said railroad, **South 02° 40' 57" West**, passing the east corner common to said 4.473 and 4.454 acre tracts at 240.70 feet, a total distance of **467.69 feet** to an iron pin and cap set at the northeast corner of said 8.28 acre tract;

Thence, with the north line of said 8.28 acre tract, **North 89° 22' 08" West**, passing an iron pin and cap set at 773.21 feet, a total distance of **803.22 feet** returning to the point of beginning containing **7.4799 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 #S200309-7-4799AC)



A handwritten signature in blue ink that reads "James R. Cottrill".

James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 1.6377 Acre Tract Surveyed for Bevington

The following described 1.6377 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 8582, and being part of a 4.454 acre tract (Parcel 27-00093.000) conveyed to Thomas Sr. and Gail A. Bevington by Official Record 237 page 2212, and all of a 0.1731 acre tract (Parcel 27-00115.001) also conveyed to Thomas Sr. and Gail A. Bevington by Official Record \_\_\_\_\_ page \_\_\_\_\_, 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 northwest corner of said 4.454 acre tract and the southwest corner of a 0.1731 acre tract conveyed to Thomas Sr. and Gail A. Bevington by Official Record \_\_\_\_\_ page \_\_\_\_\_, 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 corner to an 88.5269 acre tract (Tract 2) conveyed to Heiner Gantenbrink Farms, LTD. By Official Record 271 page 145;

Thence, with said 88.5269 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, **South 86° 59' 39" East**, passing 5/8 inch diameter rebars found at 98.08 feet and 360.52 feet, a total distance of **450.43 feet** to an iron pin and cap set;

Thence, across said 4.454 acre tract the following 4 new courses:

- 1) **South 02° 17' 42" West** a distance of **86.74 feet** to an iron pin and cap set
- 2) **North 87° 06' 45" West** a distance of **400.04 feet** to an iron pin and cap set
- 3) **South 55° 07' 37" West** a distance of **103.97 feet** to an iron pin and cap set
- 4) **North 87° 45' 58" West**, passing an iron pin and cap set at 84.57 feet, a total distance of **125.02 feet** to a Mag nail set in the centerline of said State Route 41;

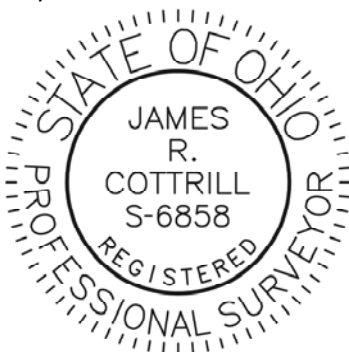
Thence, with the centerline of said State Route 41, **North 02° 17' 45" East** a distance of **153.10 feet** returning to the point of beginning containing **1.6377 Acres ±**.

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 #S200309-1-6377AC)



*James R. Cottrill*

James R. Cottrill, PS #6858