

BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/28/15 WGS 1984 GEODETIC NORTH.

STEPHEN R CRAIG  
OR 155 PG 480  
183.971 ACRES  
23-94

STEPHEN R CRAIG  
OR 25 PG 1188  
191.4 ACRES  
23-94

HOWARD E & ERMALAE MAE SHUMATE  
OR 239 PG 2650  
92.031 ACRES

DAVID & LISA DUFF  
OR 278 PG 1550  
50 ACRES  
TRACT TWO

NORTH FORK OF  
N 83°43'39" E 196.02'  
N 81°58'54" E 396.62'  
N 62°26'48" E 209.95'  
2.2679± ACRES

DAVID & LISA DUFF  
OR 278 PG 1550  
43.6161 ACRES  
TRACT ONE

ROBERT S & NANCY A HALL  
OR 6 PG 1  
292.7 ACRES

PAUL D & DEBORAH J  
BAIDEN  
OR 68 PG 383  
15 ACRES

GDR FARMS LLC  
OR 265 PG 2115  
98.477 ACRES

**DEED REFERENCE**

WYNOAKA LEE SPEER,  
SUCCESSOR TRUSTEE

OF THE RUSSELL & LAVILDA  
ISSACS TRUST DATED APRIL 11, 2006

OR 289 P 130

(A) 145 ACRES

21-00159.000

PARCEL 1, FIRST TRACT

(B) 110.2 ACRES

21-00159.000

PARCEL 1, SECOND TRACT

(C) 160 ACRES

21-00159.000

PARCEL 1, THIRD TRACT

(D) 2.268 ACRES

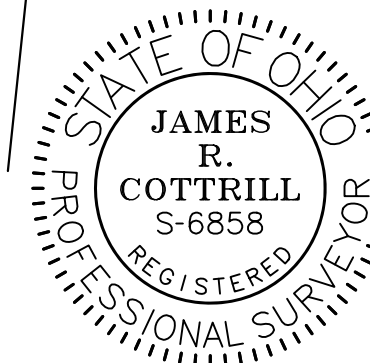
21-00159.000

PARCEL 2

**LEGEND**

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

- ▲ RECORDED STONE (FOUND)
- ⊙ WOOD FENCE POST (FOUND)
- 1/2" Ø IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ ANGLE IRON POST (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊠ MAG NAIL (PREVIOUSLY SET)
- ⊙ MAG NAIL PREV. SET OVER IRON PIN (FOUND)
- ⊞ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

*James R. Cottrill* DATE: 12/02/19

S151007&S151103

**COTTRILL SURVEYING, INC**

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

**432.4650± ACRES, VMS 5900, 6391, 7578, 7893 & 9096, RANGE TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR RON SPEER**

SCALE : 1" = 400'  
400' 200' 0 400'

JOB No. S191110 | CREW: MW  
SURVEYED 11/19/19 | DWN BY: NC  
DRAWN 11/19/19 | CHECK: MW

TPOB  
N=631909.905'  
E=1713407.31'

# COTTRILL SURVEYING, INC

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

## **432.4650 Acre Tract Surveyed for Ron Speer**

The following described 432.4650 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5900, 6391, 7578, 7893 and 9096, and being all of a 145 acre tract (21-00159.000) (Parcel 1, First Tract), all of a 110.2 acre tract (21-00159.000) (Parcel 1, Second Tract), all of a 160 acre tract (21-00159.000) (Parcel 1, Third Tract), and all of a 2.268 acre tract (21-00159.000) (Parcel 2), all four tracts conveyed to Wynoaka Lee Speer, Successor Trustee of the Russell and Lavilda Issacs Trust dated April 11, 2006 by Official Record 289 page 130, and being more particularly described as follows:

Commencing at an iron pin found at the intersection of State Route 323 (60 foot right-of-way) and Foster Redman Road (County Road 74);

Thence, with the centerline of State Route 323, South 87° 56' 04" East, a distance of 2031.96 feet to a rail road spike found at the southeast corner of a 43.6161 acre tract conveyed to David and Lisa Duff by Official Record 278 page 1550, and the southwest corner of said 145 acre tract, and being the **True Point of Beginning**;

Thence, with the line between said 43.6161 and 145 acre tracts with the following two courses:

- 1) **North 04° 38' 58" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **3069.37 feet** to an iron pin and cap set;
- 2) **North 83° 43' 39" East**, a distance of **196.02 feet** to a point in the center of North Fork Creek and the northwest corner of said 2.2679 acre tract;

Thence, with the center of said creek and line of said 43.6161 acre tract with the following two courses:

- 1) **North 81° 58' 54" East**, a distance of **396.62 feet** to a point;
- 2) **North 62° 26' 48" East**, a distance of **209.95 feet** to a point in the west line of said 110.2 acre tract;

Thence, with the west line of said 110.2 acre tract, **North 01° 01' 01" East**, passing an iron pin and cap set at 19.95 feet, also passing the east corner common to said 43.6161 acre tract and a 50 acre tract also conveyed to David and Lisa Duff by Official Record 278 page 1550 at 136.44 feet, a total distance of **2262.30 feet** to a recorded stone found in the south line of a 183.971 acre tract conveyed to Stephen R. Craig by Official Record 155 page 480;

Thence, with the south line of said 183.971 acre tract, **South 86° 09' 17" East**, a distance of **706.90 feet** to an iron pin and cap set in the west line of a 191.4 acre tract conveyed to Stephen R. Craig by Official Record 25 page 1188;

Thence, with said 191.4 acre tract with the following two courses:

- 1) **South 03° 10' 23" West**, a distance of **662.49 feet** to a 1/2-inch iron pin found;
- 2) **South 86° 09' 58" East**, passing the north corner common of said 110.2 and 160 acre tracts at 1288.03 feet, a total distance of **1770.29 feet** to a 5/8-inch iron pin found at the southwest corner of a 92.031 acre tract conveyed to Howard E and Ermalee Mae Shumate by Official Record 239 page 2650;

Thence, with the south line of said 92.031 acre tract, **South 86° 57' 43" East**, a distance of **1403.38 feet** to a 1/2-inch iron pin found at the northwest corner of a 292.7 acre tract conveyed to Robert S and Nancy A Hall by Official Record 6 page 1;

Thence, with the west line of said 292.7 acre tract, **South 07° 57' 07" West**, a distance of **3514.03 feet** to a 1/2-inch iron pin found in the north line of a 98.477 acre tract conveyed to GDR Farms LLC by Official Record 265 page 2115;

Thence, with the north line of said 98.477 acre tract, **South 76° 32' 26" West**, passing the northeast corner of a 15 acre tract conveyed to Paul D. and Deborah J. Baisden by Official Record 68 page 383 at 866.14 feet, a total distance of **1529.51 feet** to an angle iron post found;

Thence, with west line of said 15 acre tract and VMS 6391, **South 05° 26' 45" West**, passing an iron pin and cap set at 880.34 feet, a total distance of **898.34 feet** to a Mag nail set over an iron pin found in the centerline of State Route 323;

Thence, with the centerline of State Route 323 with the following two courses:

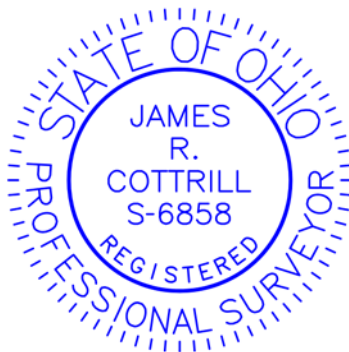
- 1) **North 86° 01' 50" West**, passing the south corner common to said 160 and 110.2 acre tracts at 455.46 feet, also passing the south corner common to said 110.2 and 145 acre tracts at 678.55 feet, a total distance of **988.75 feet** to a Mag nail set over an iron pin found;
- 2) **North 87° 52' 46" West**, a distance of **1855.04 feet** returning to the **True Point of Beginning** containing **432.4650 Acres** more or less, of which 143.1692 acres more or less is all of said 145 acre tract, 119.7646 acres more or less is all of said 110.2 acre tract, 167.2633 acres more or less is all of said 160 acre tract and 2.2679 acres more or less is all of said 2.268 acre tract.

Bearings are based on a GPS observation on October 28th, 2015, 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 caps stamped "Cottrill 6858."

This description is based on a field survey performed November 11, 2015 and revised on November 19, 2019 by James R. Cottrill registration #6858. (Job #S191110-432-4650AC)



*James R. Cottrill*

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James R. Cottrill, PS