

**DEED REFERENCE**

NEISWANDER FAMILY FARMS LLC

OR 99 PG 1120

PARCEL No. 24-01022.000

(A) 83.3922 ACRES

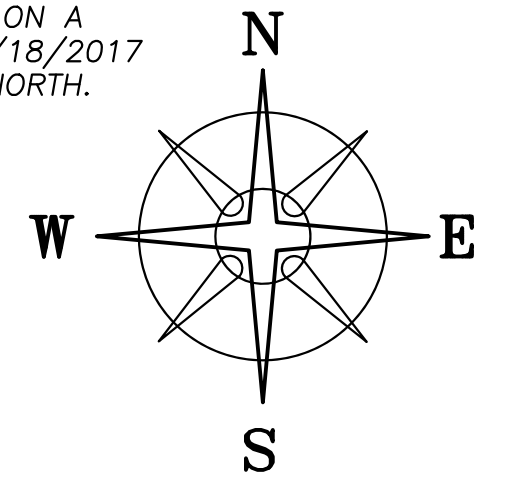
91.7512 ORG. ACRES

1 WETLAND RESERVATION PROGRAM EASEMENT  
OR 97 PG 1349

2 20' WIDE DRAINAGE/ UTILITY  
EASEMENT OR 80 PG 562

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 4/18/2017  
WGS 1984 GEODETIC NORTH.

**FEMA FLOOD MAP**  
MAP No. 39097C0150D  
EFF. 06/18/2010  
100 YEAR FLOOD SCALED FROM FEMA MAP



FLOOD\_ZONE "X"

VMS 4198  
VMS 3900

FLOOD\_ZONE "A"

FLOOD\_ZONE "X"

DEER CREEK

MYRTLE M SUMMERS, TRUSTOR & TRUSTEE  
OF THE MYRTLE M SUMMERS REVOCABLE LIVIN TRUST  
OR 186 PG 145  
73.154 ACRES

8.4074±  
ACRES

FLOOD\_ZONE "X"

**LEGEND**

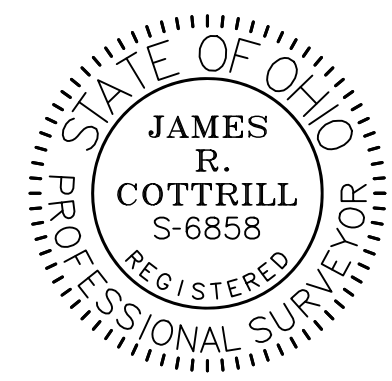
ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.

- 8" SQUARE WOODEN FENCE POST (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

POB  
N=715356.26'  
E=1696629.43'

**NOTE**

THE 0.53 ACRE EXCEPTION FROM A  
WETLAND RESERVATION PROGRAM  
EASEMENT AS DESCRIBED IN OR 97  
PG 1349 IS SHOWN ON THIS PLAT BY  
BEST FIT FIELD EVIDENCE.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 12/19/19

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

**8.4074± ACRES,  
VMS 3900, SOMERFORD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR NEISWANDER.**

SCALE : 1" = 200'	JOB No. S191117	CREW: MW
200' 100' 0 200'	SURVEYED 12/2019	DWN BY: NC
	DRAWN 12/2019	CHECK: RC

N 714,547.022  
E 1,698,038.841

ARBUCKLE ROAD (CR-110, 40' R/W)

GWYNNE ROAD  
(T-111, R/W UNKNOWN)

GREEN LANE (CR-112)

# COTTRILL SURVEYING, INC

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

## 8.4074 Acre Tract Surveyed for Neiswander

The following described 8.4074 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, being part of and 83.3922 acre tract (Parcel 24-01022.000, 91.7512 original acres) as conveyed to Neiswander Family Farms, LLC by Official Record 99 page 1120, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way) at the South corner of a 73.154 acre tract conveyed to Myrtle M Summers, Trustor and Trustee by Official Record 186 page 145 and the West corner of said 83.3922 acre tract, said iron pin bears North 60° 44' 58" West a distance of 1625.35 feet from an iron pin found at the centerline intersection of Arbuckle Road and Gwynne Road (Township Road 111, right-of-way width unknown);

Thence, with the Southeast line of said 73.154 acre tract, **North 26° 37' 36" East**, passing an iron pin and caps set at 25.00 feet and 1079.73 feet, a total distance of **1200.00 feet** to a point near the centerline of Deer Creek;

Thence, with a new line across said 83.9322 acre tract near the centerline of Deer Creek, **South 69° 10' 44" East** a distance of **301.19 feet** to a point;

Thence, with a new line across said 83.3922 acre tract, **South 26° 37' 30" West**, passing an iron pin and caps set at 54.06 feet and 1219.40 feet, a total distance of **1244.20 feet** to a mag nail set in the centerline of Arbuckle Road;

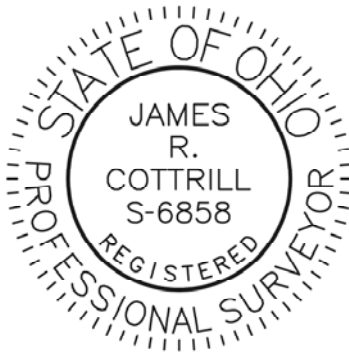
Thence, with the centerline of Arbuckle Road, **North 60° 44' 58" West** a distance of **300.00 feet** returning to the **Point of Beginning**, containing **8.4074 Acres** more or less.

Bearings are based on a GPS observation on April 18, 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 December 2019 by James R. Cottrill, PS registration #6858. (Job #S191117-8-4074)



*James R. Cottrill*

James R. Cottrill, PS