



# **COTTRILL SURVEYING, INC**

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## **135.2790 Acre Tract** *Surveyed for Cook/Holland*

The following described 135.2790 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 2696 and 10904/12364, being all of a 134.96 acre tract (Parcel #13 – 00073.000, 136.96 original acre tract) conveyed to Brenda A. Cook and Wayne Holland, Co Trustees of the Francis John Holland Trust by Official Record 355 page 1461, and being more particularly described as follows: Beginning at a state monument box found at the centerline intersection of State Route 56 (60 feet right-of-way) with Moorman Road (County Road 69)(45 feet right-of-way), said monument is at the easternmost corner of said 135.2790 acre tract;

Thence, with the centerline of said Moorman Road, **South 36° 26' 17" West** a distance of **917.62 feet** to a PK nail previously set at the northeast corner of a 2.0000 acre tract conveyed to Richard L Streit, Trustee by Official Record 271 page 2294;

Thence, with said 2.0000 acre tract the following three courses:

- 1) **North 59° 51' 57" West**, passing an iron pin and cap previously set at 26.13 feet, a total distance of **438.25 feet** to an iron pin and cap previously set
- 2) **South 36° 26' 17" West** a distance of **200.00 feet** to an iron pin and cap previously set
- 3) **South 59° 51' 57" East**, passing an iron pin and cap previously set at 388.25 feet, a total distance of **438.25 feet** to a PK nail previously set in the centerline of said Moorman Road;

Thence, with the centerline of said Moorman Road, **South 36° 26' 17" West** a distance of **548.88 feet** to a mag nail set at the northeast corner of a 295.177 acre tract conveyed to MTR Farms, LLC by Official Record 240 page 609 and in the line between VMS 2696 and 8058;

Thence, with the north line of said 295.177 acre tract and said VMS line, **North 67° 48' 33" West**, passing an iron pin and cap set at 23.97 feet, a total distance of **1777.96 feet** to a record cornerstone found corner to VMS 2696, 8058, 10904/12364;

Thence, continuing with the north line of said 295.177 acre tract and line between VMS 8058 and 10904/12364, **North 84° 28' 33" West** a distance of **1018.82 feet** to an 18 inch square concrete fence post found at the southeast corner of a 98.2441 acre tract conveyed to Janet L Mast by Official Record 363 page 1667;

Thence, with the east line of said 98.2441 acre tract, **North 21° 14' 22" East** a distance of **1308.72 feet** to an iron pin and cap set at the southwest corner of a 54.58 acre tract conveyed to Ann E. and Drew J Boerger by Official Record 296 page 1514;

Thence, with said 54.58 acre tract the following two courses:

- 1) **South 66° 26' 41" East** a distance of **1016.45 feet** to an 18 inch square concrete fence post found corner to VMS 2696, 6517, and 10904/12364;
- 2) **North 23° 14' 45" East**, passing an iron pin and cap set at 2121.53 feet, a total distance of **2160.41 feet** to a point in the extended centerline of State Route 56;

Thence, with the centerline of said State Route 56 the following two courses:

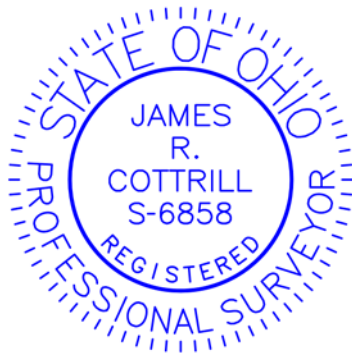
- 1) **South 31° 55' 52" East**, passing the point of intersection at 13.26 feet, also passing the point of curvature at 180.26 feet, a total distance of **2447.26 feet** to a point in said centerline;
- 2) **South 32° 52' 02" East** a distance of **179.29 feet** returning to the point of beginning containing **135.2790 Acres** more or less.

Bearings are based on a GPS observation on August 6, 2019 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 May 11, 2020 by James R. Cottrill, PS registration #6858. (Job #S200423-135.2790)



  
James R. Cottrill, PS #6858