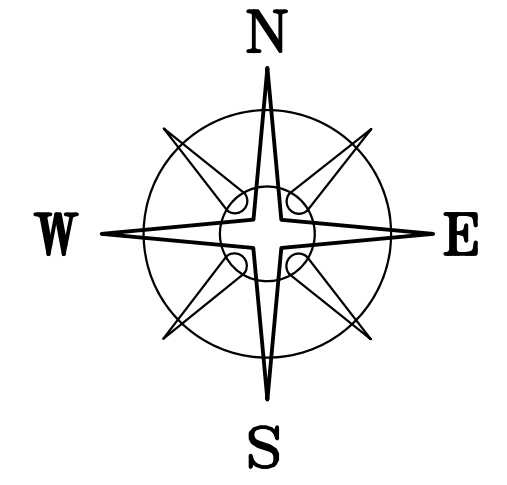


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/04/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

RON & SHARON SHOAF
OR 389 PG 886
Ⓐ 138.35 ACRES
PARCEL No. 21-00284.000

STATE ROUTE 38

TPOB
N=640334.691'
E=1698388.547'

VMS 8492
VMS 6070



26.3389± ACRES

WALTER L. KUHLEIN TRUSTEE OF THE
FRIEDA M. KUHLEIN TRUST
OR 192 PG 488
329.30 ACRES
TRACT 1
658.61 ACRES (AUDITOR)
(TRACTS 1 & 2)

JOSEPH & SHARON BRACKETT
FAMILY TRUST
OR 259 PG 2615
93 ACRES
PARCEL No. 21-00057.000
PARCEL 1 : TRACT 1

VMS 5476
VMS 6050

111.9850± ACRES

WALTER L. KUHLEIN TRUSTEE OF THE
FRIEDA M. KUHLEIN TRUST
OR 192 PG 488
329.31 ACRES
TRACT 2
658.61 ACRES (AUDITOR)
(TRACTS 1 & 2)

LINE	BEARING	DISTANCE
L1	N 82°14'18" W	122.68'
L2	N 31°22'32" W	434.63'
L3	N 01°06'40" E	267.08'
L4	S 01°06'40" W	267.08'
L5	S 31°22'32" E	434.63'
L6	S 82°14'18" E	122.68'

WALTER L. KUHLEIN TRUSTEE OF THE
FRIEDA M. KUHLEIN TRUST
OR 192 PG 488
12.10 ACRES
PARCEL 2 : TRACT 2

JAMES & LINDA ANTHONY
OR 195 PG 812
266.437 ACRES
PARCEL 1

WALTER L. KUHLEIN TRUSTEE OF THE
FRIEDA M. KUHLEIN TRUST
OR 192 PG 488
58.25 ACRES
PARCEL 2 : TRACT 1

NOTE

VMS LINES SCALED FROM GIS

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- 15"x26" CONCRETE FENCE POST (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 05/18/2022

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**26.3389± & 111.9850± ACRES,
VMS 6050, 6070 & 8492, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RON SHOAF**

SCALE : 1" = 300'	JOB No. S220330	CREW: MW
300' 150' 0 300'	SURVEYED 05/2022	DWN BY: RC
	DRAWN 05/2022	CHECK: NC

COTTRILL SURVEYING, INC

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

26.3389 Acre Tract Surveyed for Ron Shoaf

The following described 26.3389 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6070 and VMS 8492, being part of a 138.35 acre tract (Parcel 21-00284.000) conveyed to Ron and Sharon Shoaf by Official Record 389 page 886, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Crawford Road (Township Road 19, 40 feet right-of-way) and State Route 38;

Thence, with the centerline of Crawford Road, South 85° 14' 30" East a distance of 5878.51 feet to a mag nail set at the Northeast corner of a 329.30 acre tract (658.61 Acres-Tracts 1 & 2) conveyed to Walter L. Kuhlwein, Trustee of the Frieda M. Kuhlwein Trust by Official Record 192 page 488 and the Northwest corner of said 138.35 acre tract, said mag nail being in the line between VMS 8492 and 6070, and being the **True Point of Beginning**;

Thence, with the centerline of Crawford Road with the following two courses:

- 1) **South 85° 04' 27" East** a distance of **515.00 feet** to a mag nail set;
- 2) **South 85° 09' 31" East** a distance of **728.94 feet** to a mag nail set;

Thence, across said 138.35 acre tract with the following five new courses:

- 1) **South 05° 42' 34" West**, passing an iron pin and cap set at 41.90 feet, a total distance of **1393.92 feet** to an iron pin and cap set;
- 2) **North 82° 14' 18" West** a distance of **122.68 feet** to an iron pin and cap set;
- 3) **North 31° 22' 32" West** a distance of **434.63 feet** to an iron pin and cap set;
- 4) **North 01° 06' 40" East** a distance of **267.08 feet** to an iron pin and cap set;
- 5) **North 85° 16' 09" West** a distance of **820.92 feet** to an iron pin and cap set in the East line of said 329.30 acre tract;

Thence, with the East line of said 329.30 acre tract, **North 04° 27' 18" East**, passing an iron pin and cap set at 743.02 feet, a total distance of **772.70 feet** returning to the **Point of Beginning**, containing **26.3389 Acres** more or less.

Bearings are based on a GPS observation on March 4, 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 May 17, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220330-26.3389)



Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

111.9850 Acre Tract *Surveyed for Ron Shoaf*

The following described 111.9850 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6050, VMS 6070 and VMS 8492, being part of a 138.35 acre tract (Parcel 21-00284.000) conveyed to Ron and Sharon Shoaf by Official Record 389 page 886, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Crawford Road (Township Road 19, 40 feet right-of-way) and State Route 38;

Thence, with the centerline of Crawford Road with the following three courses:

- 1) South 85° 14' 30" East a distance of 5878.51 feet to a mag nail set at the Northeast corner of a 329.30 acre tract (658.61 Acres-Tracts 1 & 2) conveyed to Walter L. Kuhlwein, Trustee of the Frieda M. Kuhlwein Trust by Official Record 192 page 488 and the Northwest corner of said 138.35 acre tract;
- 2) South 85° 04' 27" East a distance of 515.00 feet to a mag nail set;
- 3) South 85° 09' 31" East a distance of 1617.32 feet to a mag nail set at the Northwest corner of a 93 acre tract conveyed to Joseph and Sharon Brackett Family Trust by Official Record 259 page 2615 in the Northeast corner of said 138.35 acre tract, and being the **True Point of Beginning**;

Thence, with the West line of said 93 acre tract, **South 04° 30' 25" West**, passing an iron pin and cap set at 22.04 feet, a total distance of **2833.58 feet** to an iron pin and cap set in the North line of a 266.437 acre tract conveyed to James and Linda Anthony by Official Record 195 page 812;

Thence, with the North line of said 266.437 acre tract, **North 84° 56' 33" West** a distance of **684.37 feet** to a recorded stone found at the Northeast corner of a 58.25 acre tract conveyed to Walter L. Kuhlwein, Trustee of the Frieda M. Kuhlwein Trust by Official Record 192 page 488;

Thence, with the North line of said 58.25 acre tract, **North 84° 56' 08" West**, passing the Northeast corner of a 12.10 acre tract conveyed to Walter L Kuhlwein, Trustee of the Frieda M. Kuhlwein Trust by Official Record 192 page 488 at 536.97 feet, a total distance of **1438.53 feet** to an iron pin and cap set in the East line of a 329.31 acre tract (658.61 Acres-Tracts 1 & 2) conveyed to Walter L. Kuhlwein, Trustee of the Frieda M. Kuhlwein Trust by Official Record 192 page 488;

Thence, with the East line of said 329.31 acre tract, **North 04° 08' 50" East** a distance of **1287.60 feet** to the East side of a 15-inch by 26-inch concrete fence post found at the Southeast corner of said 329.30 acre tract;

Thence, with the East line of said 329.30 acre tract (Tract 1, 329.5 acres), **North 04° 27' 18" East** a distance of **765.94 feet** to an iron pin and cap set;

Thence, across said 138.35 acre tract with the following five new courses:

- 1) **South 85° 16' 09" East** a distance of **820.92 feet** to an iron pin and cap set;
- 2) **South 01° 06' 40" West** a distance of **267.08 feet** to an iron pin and cap set;
- 3) **South 31° 22' 32" East** a distance of **434.63 feet** to an iron pin and cap set;
- 4) **South 82° 14' 18" East** a distance of **122.68 feet** to an iron pin and cap set;
- 5) **North 05° 42' 34" East**, passing an iron pin and cap set at 1352.02 feet, a total distance of **1393.92 feet** to a mag nail set in the centerline of Crawford Road;

Thence, with the centerline of Crawford Road, **South 85° 09' 31" East** a distance of **888.38 feet** returning to the **Point of Beginning**, containing **111.9850 Acres** more or less.

Bearings are based on a GPS observation on March 4, 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 May 17, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220330-111.9850)




Nathan L. Cottrill, PS #8821