

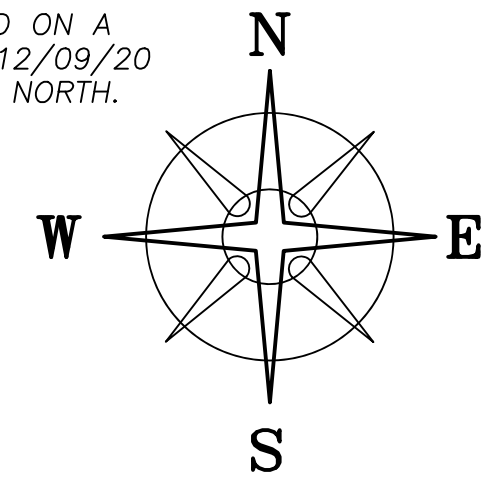
DEED REFERENCE

ROBERT E STEBBINS, TRUSTEE (1/4),
K ANN STEBBINS, TRUSTEE (1/4) &
RUTH JEAN RAINES, TRUSTEE (1/2)
OR 306 PG 2123

TRACT FOUR
(A) 206.20 ORIGINAL ACRES
(EXCEPTING 6.000 ACRE TRACT)
PARCEL No. 13-00148.000, 167 ACRES
PARCEL No. 21-00282.000, 33.2 ACRES

TRACT ONE
(B) 95 ACRES
PARCEL No. 13-00148.000, 79.78 ACRES
PARCEL No. 21-00282.000, 15.22 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/09/20
WGS 1984 GEODETIC NORTH.



LINE	BEARING	DISTANCE
L1	N 79°40'08" W	93.39'
L2	S 65°33'43" W	55.49'
L3	S 13°04'11" W	74.22'
L4	S 66°57'05" W	51.82'
L5	N 87°24'55" W	74.76'
L6	N 50°08'38" W	45.59'
L7	N 25°21'12" W	27.71'
L8	N 07°58'07" W	55.30'
L9	N 20°16'19" W	26.54'
L10	N 71°45'21" W	59.39'

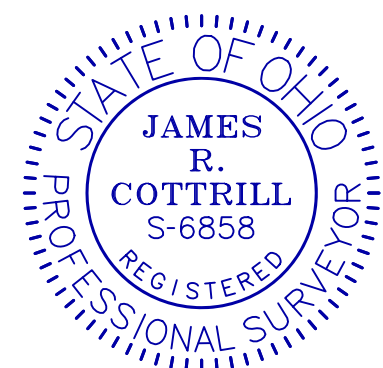
312.0582± ACRES
TOTAL ACRES

POB
N=653107.439'
E=1711291.317'

LEGEND

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

- IRON PIN (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 1/2" Ø IRON PIPE (FOUND)
- ⊗ 18" CONCRETE FENCE POST (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ◇ CONCRETE NAIL (FOUND)
- 3" METAL FENCE POST (FOUND)
IN CONCRETE BROKE OFF AT GROUND
- MAG NAIL (SET)
- MAG NAIL (FOUND)
- 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "PSS" (FOUND)
- 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ★ 5/8" REBAR WITH ORANGE & TURQUOISE CAP STAMPED "SURVEY MARKER" (FOUND)



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

James R. Cottrill DATE: 12/14/2020

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

312.0582± ACRES, VMS 5891, 8044, 8058 & 9696, OAK RUN & RANGE TWP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR STEBBINS

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

JOB No. S201108 CREW: MW
SURVEYED 11/09/2020 DWN BY: MW
DRAWN 11/10/2020 CHECK: RC

COTTRILL SURVEYING, INC

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

312.0582 Acre Tract Surveyed for Stebbins

The following described 312.0582 acre tract is situated in the State of Ohio, Madison County, Oak Run Township and Range Township, VMS 5891, 8044, 8058 and 9696, being all that remains of a 206.20 original acres (Tract Four: Parcel 13-00148.000, 167 acres in Oak Run Township and Parcel No 21-00282.000, 33.2 acres in Range Township) and all of a 95 acre tract (Tract One: Parcel 13-00148.000, 79.78 acres in Oak Run Township and Parcel No 21-00282.000, 15.22 acres in Range Township) both conveyed to Robert E Stebbins, Trustee (1/4), K Ann Stebbins, Trustees (1/4) and Ruth Jean Raines, Trustee (1/2) by Official Record 306 page 2123, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Yankeetown-Chenoweth Road (County Road 9, 50 feet right-of-way) and Johnston Road (County Road 85, 40 feet right-of-way), being at a corner to Oak Run and Range Township, and being the West corner of said 206.20 acre tract;

Thence, with the centerline of Johnston Road and said Township line with the following three courses:

- 1) **North 55° 38' 00" East**, passing a mag nail set at a corner to said Township line and centerline of Bradford Branch at 639.08 feet, leaving said Township line, a total distance of **2073.37 feet** to a 1/2 inch diameter iron pipe found in the line between VMS 8044 and 5891;
- 2) **North 29° 18' 39" East** a distance of **1776.50 feet** to a railroad spike found;
- 3) **North 33° 49' 51" East** a distance of **260.70 feet** to a railroad spike found at the West corner of a 251.531 acre tract conveyed to Kevin N and Diana K Summers by Official Record 339 page 1550;

Thence, with said 251.531 acre tract with the following three courses:

- 1) **South 43° 02' 13" East**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc." found at 23.11 feet, a total distance of **2749.33 feet** to an 18 inch concrete fence post found in the Northwest line of said 95 acre tract;
- 2) **North 46° 56' 19" East** a distance of **340.85 feet** to a 3 inch metal fence post found in concrete broken off the ground;
- 3) **South 49° 21' 02" East** a distance of **1149.40 feet** to a 5/8 inch rebar with orange and turquoise cap stamped "Survey Marker" found in the Northwest line of a 94.17 acre tract conveyed to James A and Belinda J James, Trustees of the James Family Trust by Official Record 273 page 388;

Thence, with the Northwest line of said 94.17 acre tract, **South 38° 54' 59" West**, passing an iron pin and cap set at 2992.52 feet, passing the Oak Run/Range Township line and centerline of Bradford Branch at 3057.52 feet, passing an iron pin and cap set at 3774.97 feet, a total distance of **3809.35 feet** to a mag nail found in the centerline of Yankeetown-Chenoweth Road;

Thence, with the centerline of Yankeetown-Chenoweth Road with the following three courses:

- 1) **North 37° 05' 29" West** a distance of **402.18 feet** to a concrete nail found at the centerline intersection of Yankeetown-Chenoweth Road with Shepherd Road (County Road 73);
- 2) **North 43° 50' 12" West**, passing the South corner of said 206.20 acre tract at 573.67 feet, a total distance of **1329.11 feet** to an iron pin found;
- 3) **North 60° 23' 25" West** a distance of **481.76 feet** to a mag nail set at the South corner of a 6.000 acre tract conveyed to William Michael Young and Carmalena Brandenburg-Young, Joint Lives by Official Record 193 page 246;

Thence, with said 6.000 acre tract, **North 40° 37' 25" East**, passing 1 inch diameter iron pipe and yellow plastic cap stamped "PSS" found at 30.66 feet and 883.78 feet, a total distance of **908.20 feet** to the centerline of Bradford Branch and in the line between Oak Run and Range Townships;

Thence, with said 6.000 acre tract, centerline of Bradford Branch and in the line between Oak Run and Range Townships the following ten courses:

- 1) **North 79° 40' 08" West** a distance of **93.39 feet**;
- 2) **South 65° 33' 43" West** a distance of **55.49 feet**;
- 3) **South 13° 04' 11" West** a distance of **74.22 feet**;
- 4) **South 66° 57' 05" West** a distance of **51.82 feet**;
- 5) **North 87° 24' 55" West** a distance of **74.76 feet**;
- 6) **North 50° 08' 38" West** a distance of **45.59 feet**;
- 7) **North 25° 21' 12" West** a distance of **27.71 feet**;
- 8) **North 07° 58' 07" West** a distance of **55.30 feet**;
- 9) **North 20° 16' 19" West** a distance of **26.54 feet**;
- 10) **North 71° 45' 21" West** a distance of **59.39 feet**;

Thence, leaving said Bradford Branch and said Township line, **South 40° 36' 57" West**, passing a 3/4 inch diameter iron pipe found at 24.00 feet, passing a 1 inch diameter iron pipe and yellow plastic cap stamped "PSS" found at 726.08 feet, a total distance of **756.56 feet** to a mag nail set in the centerline of Yankeetown-Chenoweth Road;

Thence, with the centerline of Yankeetown-Chenoweth Road with the following two courses:

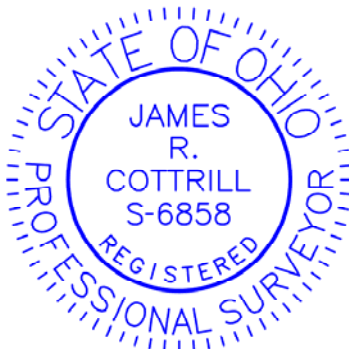
- 1) **North 60° 23' 25" West** a distance of **1590.62 feet** to an iron pin found;
- 2) **North 38° 58' 41" West** a distance of **100.16 feet** returning to the **Point of Beginning**, containing **312.0582 Acres** more or less, of which 248.4686 acres more or less is in Oak Run Township and 63.5896 acres more or less is in Range Township, of which 217.2046 acres more or less is all that remains of said 206.20 original acre tract and 94.8536 acres more or less is all of said 95 acre tract.

Bearings are based on a GPS observation on December 9, 2020, 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 December 10, 2020 by James R. Cottrill, PS registration #6858. (Job #S201108-312.0582)



James R. Cottrill
James R. Cottrill, PS #6858