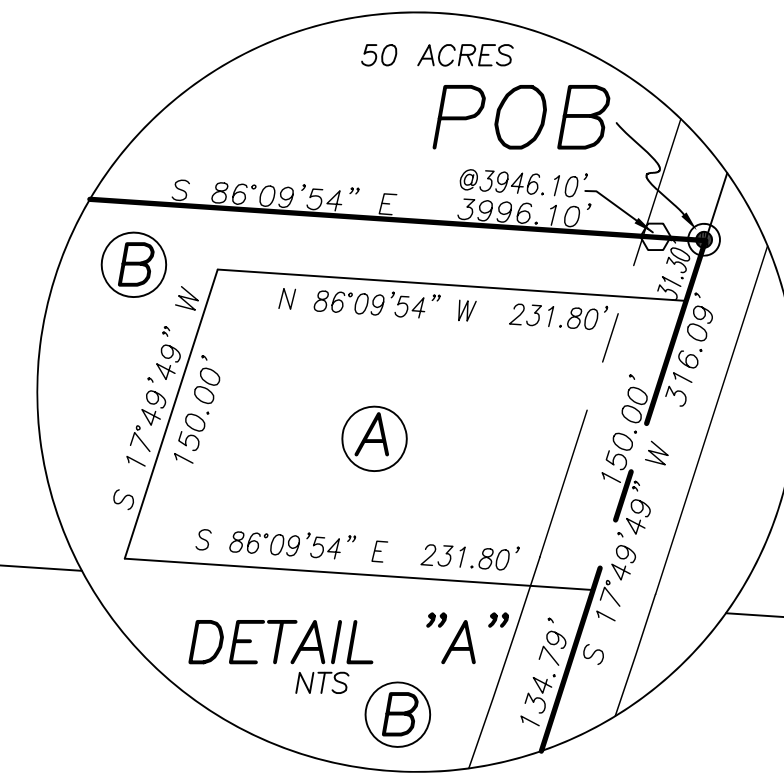
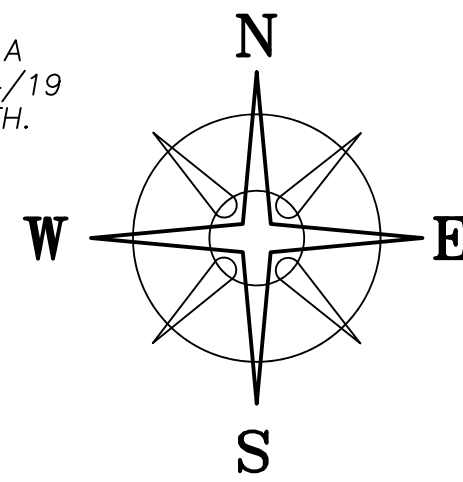


BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/24/19 WGS 1984 GEODETIC NORTH.



COMMENCEING AT THE \odot INTERSECTION OF ST. RT. 38 WITH SHERMAN AVENUE WITH THE \odot OF ST. RT. 38 GO S 01°33'24" E 917.38' S 10°43'52" W 695.90' S 11°31'22" W 1127.61' S 17°49'49" W 404.29' TO THE TPOB

CHARLES & LAUREL BERG
DB 290 PG 65
50 ACRES

TPOB
N=681640.681'
E=1699717.613'

VMS 4513
VMS 8742

③ 4.3657± ACRES

48.9951± ACRES
43.8549± ACRES

SEE DETAIL "A" 0.7745± ACRES

JAMES L & VALERIE E PEART, JT LIVES OR 117 P 2024 212.8735 ACRES PLAT 122-98

JOSEPH E & KRISTY L TEPE OR 241 P 2366 29.9788 ACRES PLAT 122-98

SEE DETAIL "B" 0.170 AC 0.599 AC

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊕ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊕ 3/4" IRON T-BAR (FOUND)
- 5/8" \varnothing IRON PIN (FOUND)
- R/W MONUMENT (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" \varnothing REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" \varnothing REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

DEED REFERENCE

JOSEPH J JOHNSON OR 307 PG 390

PARCEL No. 30-00082.000

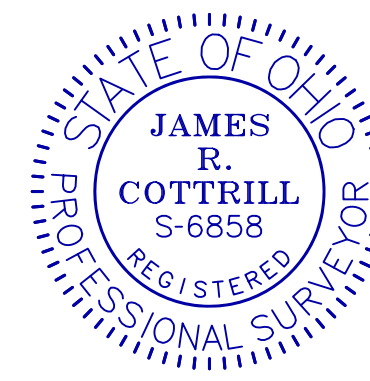
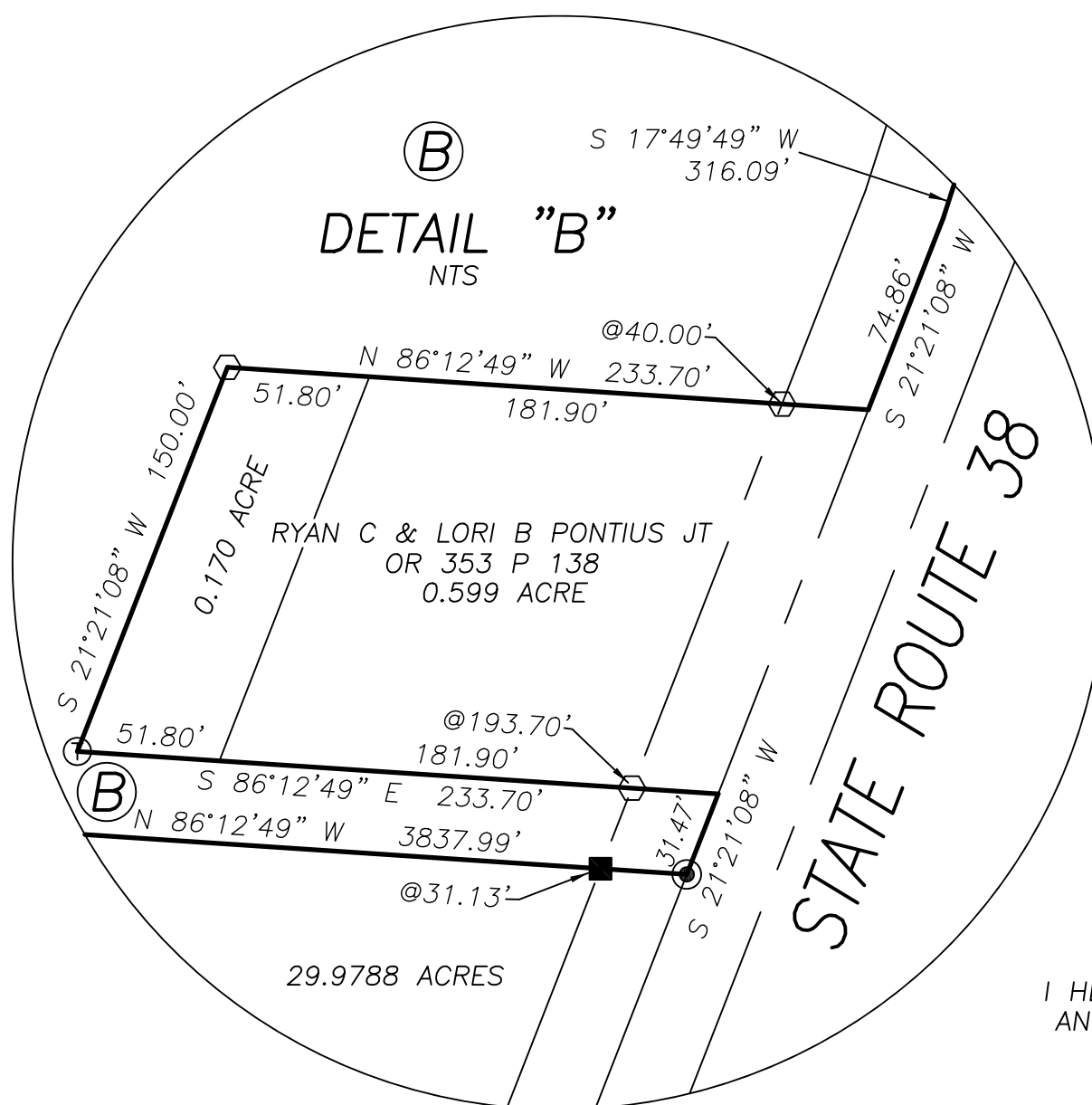
Ⓐ 0.772 ACRES
PARCEL I

PARCEL No. 30-00081.000

Ⓑ 44.109 ACRES
PARCEL II: TRACT 1

PARCEL No. 30-00081.000

Ⓒ 4.35 ACRES
PARCEL II: TRACT 2



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
DATE: 01/11/2022

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

48.9951± ACRES,
VMS 8742, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHNSON

SCALE : 1" = 200'
200' 100' 0 200'

JOB No. S211001 : CREW: MW
SURVEYED 01/2022 : DWN BY: JRC
DRAWN 01/2022 : CHECK: NC

COTTRILL SURVEYING, INC

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

48.9951 Acre Tract *Surveyed for Johnson*

The following described 48.9951 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8742, being all of the following three tracts: 0.772 acre tract (Parcel #30-00082.000), 44.109 acre tract (Parcel #30-00081.000), and 4.35 acre tract (Parcel #30-00081.000) all three tracts conveyed to Joseph J Johnson by Official Record 307 page 390, and being more particularly described as follows: Commencing at the centerline intersection of State Route 38 (60 feet right-of-way) with Sherman Avenue (60 feet right-of-way);

Thence, with the centerline of said State Route 38 the following four courses:

- 1) South 01° 33' 24" East a distance of 917.38 feet
- 2) South 10° 43' 52" West a distance of 695.90 feet
- 3) South 11° 31' 22" West a distance of 1127.61 feet
- 4) South 17° 49' 49" West a distance of 404.29 feet to a mag nail set at the northeast corner of said 44.109 acre tract, also being at the southeast corner of a 50 acre tract conveyed to Charles and Laurel Berg by Deed Book 290 page 65 and at **The True Point of Beginning;**

Thence, continuing with the centerline of said State Route 38 the following two courses:

- 1) **South 17° 49' 49" West**, passing the Northeast corner of said 0.772 acre tract at 31.30 feet and the Southeast corner of said 0.772 acre tract at 181.30 feet, a total distance of **316.09 feet** to a point
- 2) **South 21° 21' 08" West** a distance of **74.86 feet** to the Northeast corner of a 0.599 acre tract conveyed to Ryan C and Lori B Pontius, Joint Lives by Official Record 353 page 138;

Thence, with the North line of said 0.599 acre tract, **North 86° 12' 49" West**, passing an iron pin and cap set at 40.00 feet, also passing the Northeast corner of a 0.170 acre tract also conveyed to Ryan C and Lori B Pontius, Joint Lives by Official Record 353 page 138 at 181.90 feet, a total distance of **233.70 feet** to an iron pin and cap set;

Thence, with the West line of said 0.170 acre tract, **South 21° 21' 08" West** a distance of **150.00 feet** to a T-bar and cap found at the Southwest corner of said 0.170 acre tract;

Thence, with the South line of said 0.170 acre tract, **South 86° 12' 49" East** passing the Southwest corner of said 0.599 acre tract at 51.80 feet, also passing an iron pin and cap set at 193.70 feet, a total distance of **233.70 feet** to a point in the centerline of said State Route 38;

Thence, with the centerline of said State Route 38, **South 21° 21' 08" West** a distance of **31.47 feet** to a mag nail set at the Northeast corner of a 29.9788 acre tract conveyed to Joseph E and Kristy L Tepe by Official Record 241 page 2366;

Thence, with the North line of said 29.9788 acre tract, **North 86° 12' 49" West**, passing a 5/8 inch diameter iron pin found at 31.13 feet, passing an iron pin and cap previously set corner to a 212.8735 acre tract conveyed to James L and Valerie

E Peart, Joint Lives by Official Record 117 page 2024 at 2881.47 feet, also passing the Southeast corner of said 4.35 acre tract at 3495.45 feet a total distance of **3837.99 feet** to a double angle iron fence post found in the line between VMS 4513 and 8742, also corner to said 212.8735 acre tract;

Thence, with said VMS line and the East line of said 212.8735 acre tract, **North 03° 22' 04" East** a distance of **554.43 feet** to an iron pin and cap set at the Southwest corner of said Berg's 50 acre tract;

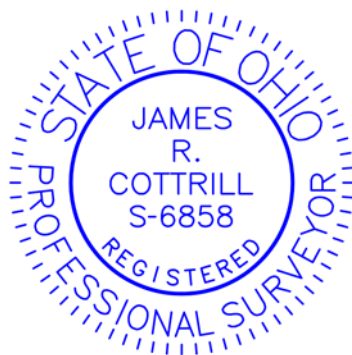
Thence, with the South line of said 50 acre tract, **South 86° 09' 54" East** passing the Northwest corner of said 44.109 acre tract at 343.66 feet, also passing an iron pin and cap set at 3946.10 feet, a total distance of **3996.10 feet** returning to **The True Point of Beginning** containing **48.9951 Acres** more or less, of which 0.7745 acre tract more or less is all of said 0.772 acre tract, 43.8549 acres more or less is all of said 44.109 acre tract and 4.3657 acres more or less is all of said 4.35 acre tract.

Bearings are based on a GPS observation on October 24, 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 6858."

This description is based on a field survey performed January 7, 2022 by James R. Cottrill, PS registration #6858. (Job #S211001-48.9951)



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