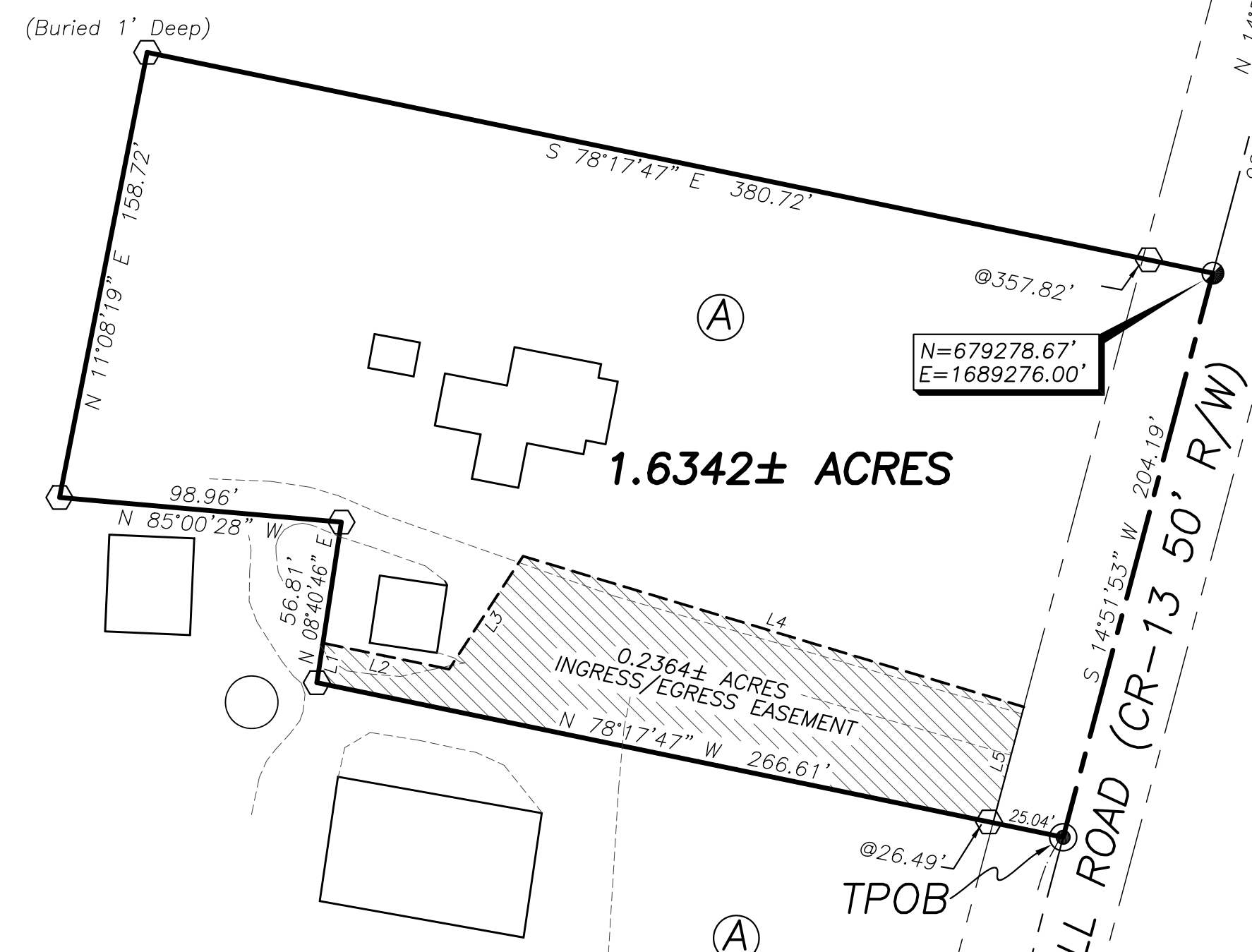
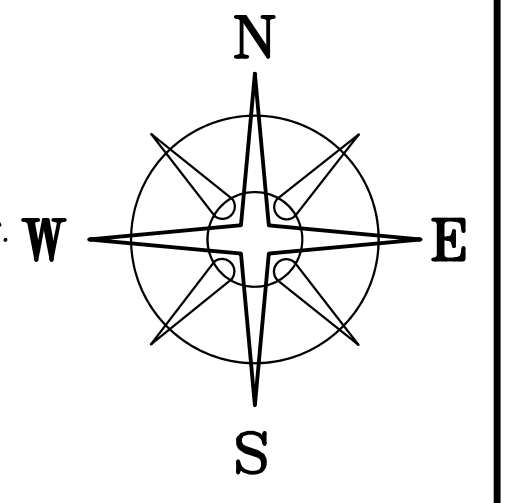


**DEED REFERENCE**  
 GARY D PEART, TOD  
 OR 203 PG 361  
 PARCEL No. 29-00471.000  
 (A) 131.6261 ACRES  
 139.9 ORG ACRES

BEARINGS ARE BASED ON THE  
 SOUTH LINE OF VMS 4513 &  
 SOUTH LINE OF THE ORG 139.9 AC.  
 (N 86° 03' W) AS DESCRIBED IN  
 OR 203 PG 361



**1.6342± ACRES**

0.2364± ACRES  
 INGRESS/EGRESS EASEMENT

N=679278.67'  
 E=1689276.00'

**LEGEND**

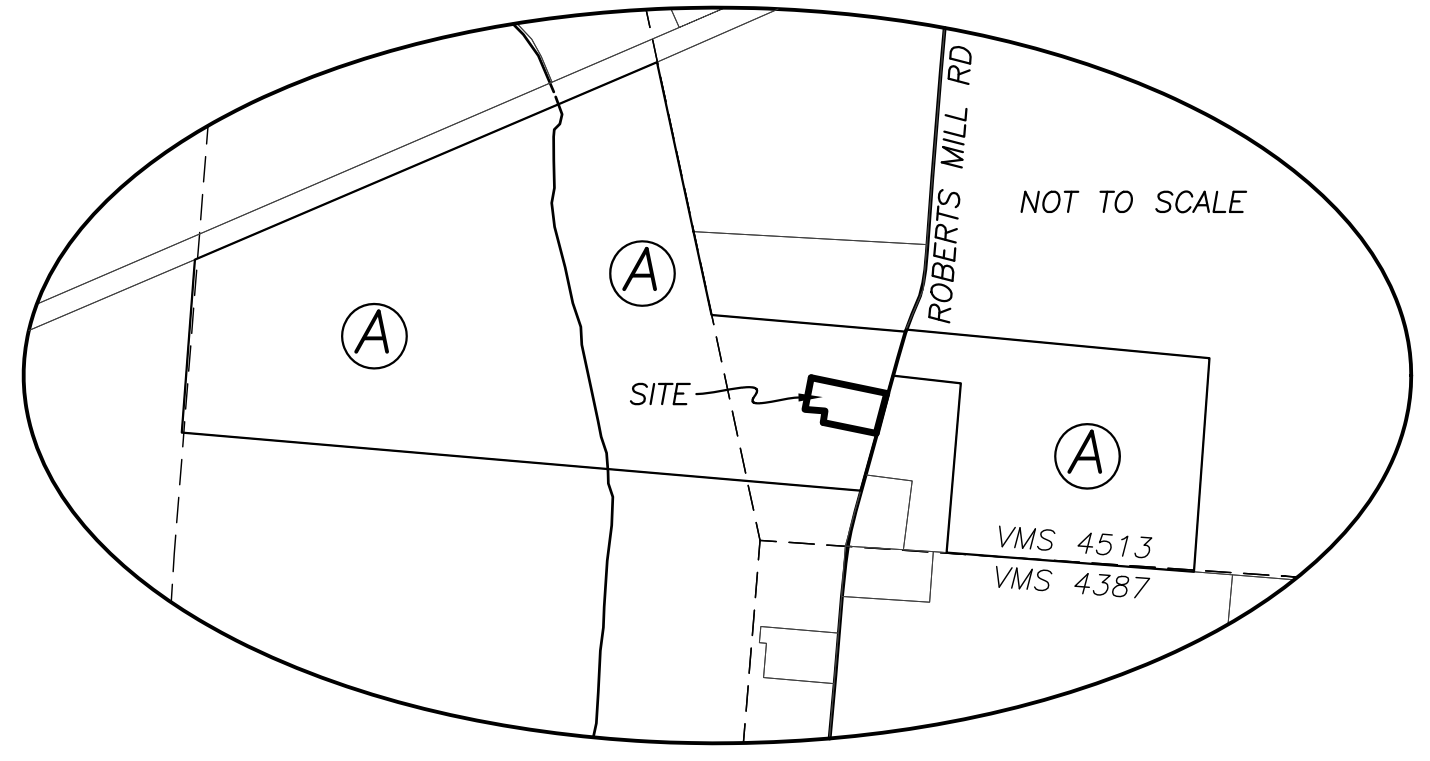
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
  - ▲ WOOD FENCE POST (FOUND)
  - 3/4" Ø IRON PIPE (FOUND)
  - RAILROAD SPIKE (SET)
  - ◇ PK NAIL (FOUND)
  - MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

LINE	BEARING	DISTANCE
L1	N 08°40'46" E	14.03'
L2	S 78°17'47" E	45.09'
L3	N 33°10'32" E	47.24'
L4	S 73°14'43" E	182.95'
L5	S 14°51'53" W	41.92'



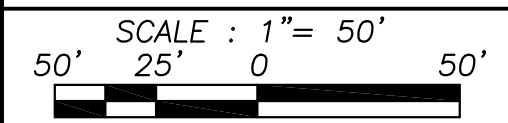
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 08/09/22

**LOCATION MAP**



**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

**1.6342± ACRES,**  
**VMS 4513, UNION TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR PEART**



SCALE : 1" = 50'  
 JOB No. S220709 CREW: MW,AM  
 SURVEYED 07/28/22 DWN BY: NC  
 DRAWN 08/01/22 CHECK: RC

VMS 4513  
 VMS 4387

POINT OF COMENCEMENT

N 86°03'00" W (BASIS OF BEARINGS)

# COTTRILL SURVEYING, INC

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

## 1.6342 Acre Tract Surveyed for Peart

The following described 1.6342 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being part of a 131.6261 acre tract (Parcel 29-00471.000, 139.9 original acres) conveyed to Gary D Peart by Official Record 203 page 361, and being more particularly described as follows:

Commencing at an iron pin found at an angle point in Roberts Mill Road (County Road 13, 50 feet right-of-way) at the intersection with the line between VMS 4513 and VMS 4387 and being at a corner to the original 139.9 acre tract;

Thence, with the centerline of Roberts Mill Road with the following three courses:

- 1) North 12° 51' 04" East a distance of 281.92 feet to an iron pin found at a corner to said 131.6261 acre tract;
- 2) North 14° 59' 40" East a distance of 80.59 feet to a mag nail found;
- 3) North 14° 51' 53" East a distance of 211.93 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 131.6261 acre tract with the following five new courses:

- 1) **North 78° 17' 47" West**, passing an iron pin and cap set at 26.49 feet, a total distance of **266.61 feet** to an iron pin and cap set;
- 2) **North 08° 40' 46" East** a distance of **56.81 feet** to an iron pin and cap set;
- 3) **North 85° 00' 28" West** a distance of **98.96 feet** to an iron pin and cap set;
- 4) **North 11° 08' 19" East** a distance of **158.72 feet** to an iron pin and cap set and buried 1 foot deep;
- 5) **South 78° 17' 47" East**, passing an iron pin and cap set at 357.82 feet, a total distance of **380.72 feet** to a railroad spike set in the centerline of Roberts Mill Road;

Thence, with the centerline of Roberts Mill Road, **South 14° 51' 53" West** a distance of **204.19 feet** returning to the **True Point of Beginning**, containing **1.6342 Acres** more or less.

Bearings are based on the South line of VMS 4513 in the South line of the original 139.9 acre tract (North 86° 03' West) as described in Official Record 203 page 361.

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 July 28, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220709-1.6342)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## Ingress/Egress Easement Surveyed for Peart

The following described ingress/egress easement is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being part of a 131.6261 acre tract (Parcel 29-00471.000, 139.9 original acres) conveyed to Gary D Peart by Official Record 203 page 361, and being more particularly described as follows:

Commencing at an iron pin found at an angle point in Roberts Mill Road (County Road 13, 50 feet right-of-way) at the intersection with the line between VMS 4513 and VMS 4387 and being at a corner to the original 139.9 acre tract;

Thence, with the centerline of Roberts Mill Road with the following three courses:

- 1) North 12° 51' 04" East a distance of 281.92 feet to an iron pin found at a corner to said 131.6261 acre tract;
- 2) North 14° 59' 40" East a distance of 80.59 feet to a mag nail found;
- 3) North 14° 51' 53" East a distance of 211.93 feet to a mag nail set

Thence, across said 131.6261 acre tract, North 78° 17' 47" West a distance of 25.04 feet to the West right-of-way line of Roberts Mill Road and being the **True Point of Beginning**;

Thence, across said 131.6261 acre tract with the following four new courses:

- 1) **North 78° 17' 47" West**, passing an iron pin and cap set at 1.45 feet, a total distance of **241.57 feet** to an iron pin and cap set;
- 2) **North 08° 40' 46" East** a distance of **14.03 feet** to a point;
- 3) **South 78° 17' 47" East** a distance of **45.09 feet** to a point;
- 4) **North 33° 10' 32" East** a distance of **47.24 feet** to a point;
- 5) **South 73° 14' 43" East** a distance of **182.95 feet** to the West right-of-way line of Roberts Mill Road

Thence, with the West right-of-way line of Roberts Mill Road, **South 14° 51' 53" West** a distance of **41.92 feet** returning to the **True Point of Beginning**, containing **0.2364 Acres** more or less.

Bearings are based on the South line of VMS 4513 in the South line of the original 139.9 acre tract (North 86° 03' West) as described in Official Record 203 page 361.

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 July 28, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220709-EASE)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821