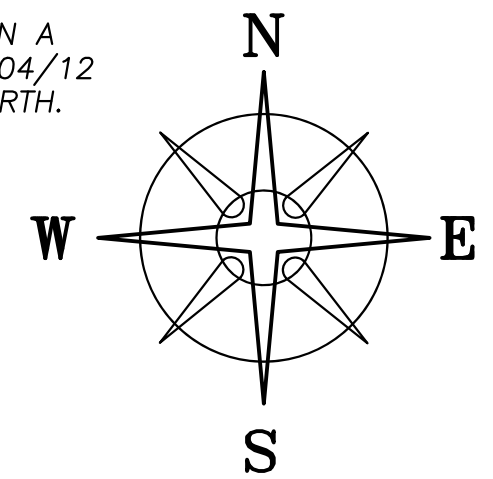


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/04/12
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
HERMAN JAY & VERA MAE
KRAMER TRUSTEES
OR 318 PG 1349
Ⓐ 5.0267 ACRES
PARCEL No. 11-00169.000
16-02
OR 318 PG 2517
Ⓑ 0.610 ACRES
PARCEL No. 11-00169.006
42-16

LEGEND

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

- 5/8" Ø IRON PIN (FOUND)
- △ MADISON CO MON 12-045 (FOUND)
- RAILROAD SPIKE (FOUND)
- ▣ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "R.I. BAKER 5539" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "CLAPSADDLE RS #6140" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

JOHN E KAUFFMAN, JR &
JOYCE A KAUFFMAN, TRUSTEES
OR 424 PG 1121
67.6681 ACRES
70.26019 ACRES
11-00169.003



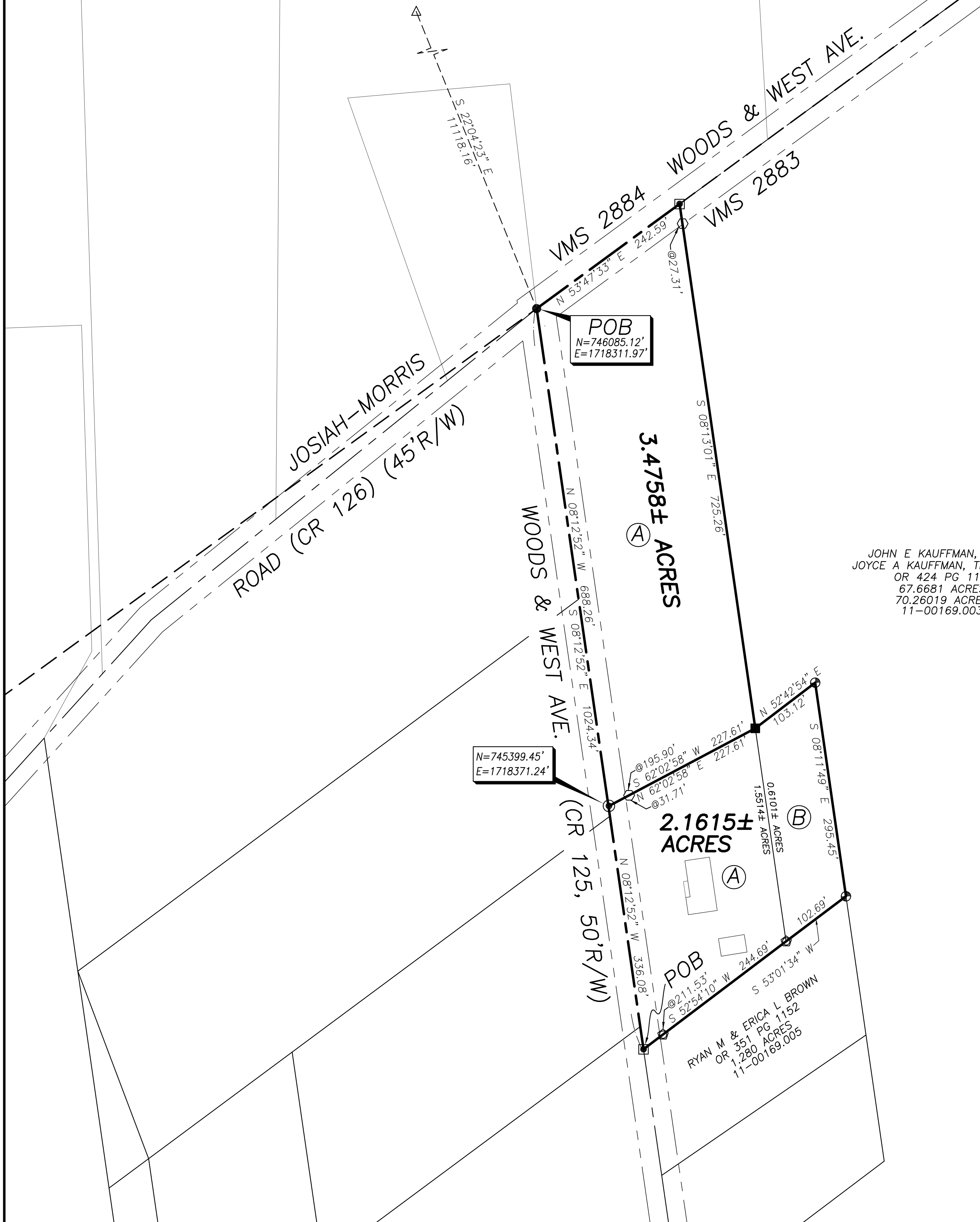
I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

Nathan L. Cottrill DATE: 01/24/25

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

**2.1615± & 3.4758± ACRES,
VMS 2883, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR REED**

SCALE : 1" = 100'
100' 50' 0 100'
JOB No. S250101 CREW: MW
SURVEYED 01/22/25 DWN BY: NC
DRAWN 01/23/25 CHECK: RC



COTTRILL SURVEYING, INC

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

2.1615 Acre Tract Surveyed for Reed

The following described 2.1615 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being part of a 5.0267 acre tract (Parcel 11-00169.000) as conveyed to Herman Jay and Vera Mae Kramer, Trustees by Official Record 318 page 1349 and all of a 0.610 acre tract (Parcel 11-00169.006) conveyed to Herman Jay and Vera Mae Kramer, Trustees by Official Record 318 page 2517, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Woods and West Avenue (County Road 125, 50 feet right-of-way) at the northwest corner of a 1.280 acre tract conveyed to Ryan M and Erica L Brown by Official Record 351 page 1152 and the southwest corner of said 5.0267 acre tract, said mag nail bears South 08° 12' 52" East a distance of 1024.34 feet from a railroad spike found at an angle point in Woods and West Avenue and the centerline intersection of Woods and West Avenue and Josiah-Morris Road (County Road 126, 45 feet right-of-way);

Thence, with the centerline of Woods and West Avenue, **North 08° 12' 52" West** a distance of **336.08 feet** to a mag nail set;

Thence, with a new line across said 5.0267 acre tract, **North 62° 02' 58" East**, passing an iron pin and cap set at 31.71 feet, a total distance of **227.61 feet** to a 5/8 inch diameter iron pin found at the northwest corner of said 0.610 acre tract and a corner to a 67.6681 acre tract conveyed to John E Kauffman, Jr and Joyce A Kauffman, Trustees by Official Record 424 page 1121;

Thence, with said 67.6681 acre tract with the following two courses:

- 1) **North 52° 42' 54" East** a distance of **103.12 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped Clapsaddle RS 6140" found;
- 2) **South 08° 11' 49" East** a distance of **295.45 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped Clapsaddle RS 6140" found at the northeast corner of said Brown's 1.280 acre tract;

Thence, with the north line of said 1.280 acre tract with the following two courses:

- 1) **South 53° 01' 34" West** a distance of **102.69 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the southwest corner of said 5.0267 acre tract;
- 2) **South 52° 54' 10" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at 211.53 feet, a total distance of **244.69 feet** returning to the **Point of Beginning**, containing **2.1615 Acres** more or less, of which 0.6101 acre tract is all of said 0.610 acre tract and 1.5514 acres more or less is part of said 5.0267 acre tract.

Bearings are based on a GPS observation on June 4, 2012, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on January 22, 2025.




Nathan L. Cottrill, PS #8821
(Job #S250101-2.1615)

COTTRILL SURVEYING, INC

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

3.4758 Acre Tract *Surveyed for Reed*

The following described 3.4758 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being part of a 5.0267 acre tract (Parcel 11-00169.000) as conveyed to Herman Jay and Vera Mae Kramer, Trustees by Official Record 318 page 1349, and being more particularly described as follows:

Beginning at a railroad spike found at an angle point in Woods and West Avenue (County Road 125, 50 feet right-of-way) and the centerline intersection of Woods and West Avenue and Josiah-Morris Road (County Road 126, 45 feet right-of-way), being the northwest corner of said 5.0267 acre tract;

Thence, with the centerline of Woods and West Avenue, **North 53° 47' 33" East** a distance of **242.59 feet** to a mag nail found at the northwest corner of a 67.6681 acre tract conveyed to John E Kauffman, Jr and Joyce A Kauffman, Trustees by Official Record 424 page 1121;

Thence, with the west line of said 67.6681 acre tract, **South 08° 13' 01" East**, passing an iron pin and cap found at 27.31 feet, a total distance of **725.26 feet** to a 5/8 inch diameter iron pin found at the northwest corner of a 0.610 acre tract conveyed to Herman Jay and Vera Mae Kramer, Trustees by Official Record 318 page 2517;

Thence, with a new line across said 5.0267 acre tract, **South 62° 02' 58" West**, passing an iron pin and cap set at 195.90 feet, a total distance of **227.61 feet** to a mag nail set in the centerline of Woods and West Avenue;

Thence, with the centerline of Woods and West Avenue, **North 08° 12' 52" West** a distance of **688.26 feet** returning to the **Point of Beginning**, containing **3.4758 Acres** more or less.


Bearings are based on a GPS observation on June 4, 2012, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on January 22, 2025.




Nathan L. Cottrill, PS #8821
(Job #S250101-3.4758)