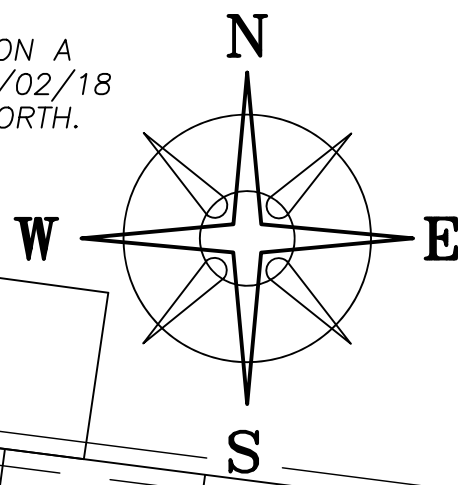


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/02/18
WGS 1984 GEODETIC NORTH.



OLD XENIA ROAD (CR 12, 50' R/W)
PAINT TOWNSHIP
STATE ROUTE 38
(60' R/W)

DEED REFERENCE

RAYMOND E TOOPS, JR (1/4),
ROGER E TOOPS (1/4),
RICHARD E TOOPS (1/4) &
ROBBIE E TOOPS (1/4)
OR 416 PG 1665

150 ORG ACRES
(A) 129.0166 ACRES
PARCEL No. 14-00264.000
PAINT TWP: 44.0166 ACRES
PARCEL No. 29-00639.000
UNION TWP: 85.000 ACRES

97.60 ORG ACRES
(B) 89.021 ACRES
PARCEL No. 14-00263.000
PAINT TWP: 53.931 ACRES
PARCEL No. 29-00640.000
UNION TWP: 35.190 ACRES

LORI RAMIREZ
OR 396 P 2606
20.9834 ACRES
14-00264.001

KAREN L CLIFTON
OR 311 PG 153
0.775 ACRES
29-00552.000

HAROLD W & RUTH L
SPEGL, TRUSTEES
OR 208 PG 2144
15.952 ACRES
29-00208.002

JAMES & MICHELLE
WENDE, JT LIVES
OR 327 PG 1640
21.52 ACRES
29-00208.000
22.520 ORG ACRES

KYLE T SMITH
OR 150 P 1232
23.6053 ACRES
14-00262.0005

UNION TOWNSHIP
PAINT TOWNSHIP
84.5164± ACRES
44.6000± ACRES

LINE	BEARING	DISTANCE
L1	S 78°42'07" E	178.49'
L2	N 46°58'07" E	349.58'
L3	N 08°52'34" E	403.65'
L4	S 83°14'58" E	25.03'
L5	N 03°56'45" E	354.73'
L6	N 21°33'35" W	218.18'

JANE A FORREST
OR 64 PG 1087
60.38 ACRES
29-00228.000

TED L & WANDA S
HENRY, JT LIVES
OR 238 P 2250
16.1638 ACRES
14-00170.001

218.6249± ACRES

PLAT PA-16A EKEDOLE (1961)
PLAT 22-89 ROGER THOMPSON (1989)

TED L & WANDA S
HENRY, JT LIVES
OR 238 PG 2250
41.39 ACRES
14-00128.000

ROGER E & PAMELA F
CALL, TRUSTEES
OR 348 PG 2321
162.129 ACRES
29-00071.000

JAMES A PLYMPTON (1/2) &
THERESA J SMITH-PLYMPTON (1/2),
JT LIVES
OR 275 PG 2312
7.195 ACRES
14-00270.000

BRIAN D CALL &
JACKIE L CALL, JT LIVES
OR 283 PG 1776
10.833 ACRES
14-00177.000

NANCY A CLEMMONS, TRUSTEE
OR 282 PG 2093
PARCEL 3: 142.90 ORG ACRES

88.877 ACRES 29-00115.000
14-00057.000 29.12 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- WOOD FENCE POST (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET OVER RRS FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 1/2" Ø CONDUIT (FOUND)
- IRON PIN (FOUND)
- RAILROAD TIE FENCE POST (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELSWICK RS 6395" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)
- △ COUNTY MONUMENT 02-010 FOUND

VMS 4387
VMS 5795



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

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

**218.6249± ACRES,
VMS 4387, PAINT & UNION TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TOOPS**

SCALE: 1" = 300'
300' 150' 0 300'

JOB No. S240321 : CREW: MW,AM
SURVEYED 04/2024 : DWN BY: NC
DRAWN 04/2024 : CHECK: RC

COTTRILL SURVEYING, INC

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

218.6249 Acre Tract Surveyed for Toops

The following described 218.6249 acre tract is situated in the State of Ohio, Madison County, Paint Township and Union Township, VMS 4387, being all of a 129.0166 acre tract (Paint Township Parcel 14-00264.000, 44.0166 acres and Union Township Parcel 29-00639.000, 85.000 acres) and all of an 89.021 acre tract (Paint Township Parcel 14-00263.000, 53.931 acres and Union Township Parcel 29-00640.000, 35.190 acres) both conveyed to Raymond E Toops, Jr (1/4), Roger E Toops (1/4), Richard E Toops (1/4) and Robbie E Toops (1/4) by Official Record 416 page 1665, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Old Xenia Road (County Road 12, 50 feet right-of-way), in the line between Union Township and Paint Township, being the Northeast corner of a 20.9834 acre tract conveyed to Lori Ramirez by Official Record 396 page 2606 and the Northwest corner of said 129.0166 acre tract, said mag nail bears South 82° 41' 43" East a distance of 1854.41 feet and South 83° 01' 52" East a distance of 325.48 feet from a monument box found at the centerline intersection of Old Xenia Road and State Route 38 (60 feet right-of-way);

Thence, with centerline of Old Xenia Road, **South 83° 01' 52" East**, passing a corner to said Union/Paint Townships at 4.75 feet, a total distance of **883.70 feet** to a mag nail set over a railroad spike found at the Northwest corner of a 0.775 acre tract conveyed to Karen L Clifton by Official Record 311 page 153;

Thence, with the West line of said 0.775 acre tract, **South 01° 57' 42" West**, passing an iron pin and cap set at 27.81 feet, passing a corner to a 7.419 acre tract conveyed to Andrienne L and Brent A McCracken, Joint Lives by Official Record 268 page 728 at 226.78 feet, continuing with the West line of said 7.419 acre tract, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elswick RS 6395" found at a corner to a 15.952 acre tract conveyed to Harold W and Ruth L Spegal, Trustees by Official Record 208 page 2144 at 889.15 feet, continuing with the West line of said 15.952 acre tract, a total distance of **1311.16 feet** to an 18 inch diameter wood fence post found at the Southwest corner of said 15.952 acre tract;

Thence, with the South line of said 15.952 acre tract, **South 86° 38' 48" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elswick RS 6395" found at the Southwest corner of a 21.52 acre tract conveyed to James and Michelle Wende, Joint Lives by Official Record 327 page 1640 at 948.99 feet, continuing with the South line of said 21.52 acre tract, a total distance of **1306.49 feet** to a 3/4 inch diameter iron pipe found at the Northwest corner of a 60.38 acre tract conveyed to Jane A Forrest by Official Record 64 page 1087;

Thence, with the West line of said 60.38 acre tract, **South 03° 35' 13" West**, passing the Northeast corner of said 89.021 acre tract at 1960.95 feet, a total distance of **2114.23 feet** to a railroad tie fence post found at the Northwest corner of a 162.129 acre tract conveyed to Roger E and Pamela F Call, Trustees by Official Record 348 page 2321;

Thence, with the West line of said 162.129 acre tract, **South 03° 40' 05" West** a distance of **1327.85 feet** to an iron pin and cap set at the Northeast corner of a 142.90 original acre tract conveyed to Nancy A Clemmons, Trustee by Official Record 282 page 2093;

Thence, with the North line of said 142.90 original acre tract, **North 87° 59' 33" West**, passing the Union/Paint Township Line at 600.00 feet, passing a 1/2 inch diameter conduit found at the Northeast corner of a 10.833 acre tract conveyed to Brian D Call and Jackie L Call, Joint Lives by Official Record 283 page 1776 at 2299.06 feet, a total distance of **2537.24 feet** to a 1/2 inch diameter conduit found in the East line of 7.195 acre tract conveyed to James A Plympton (1/2) and Theresa J Smith-Plympton (1/2), Joint Lives by Official Record 275 page 2312;

Thence, with the East line of said 7.195 acre tract, **North 03° 42' 40" East** a distance of **198.16 feet** to an iron pin and cap set at the Southeast corner of a 41.39 acre tract conveyed to Ted L and Wanda S Henry, Joint Lives by Official Record 238 page 2250;

Thence, with the East line of said 41.39 acre tract, **North 04° 00' 10" East**, passing the Southwest corner of said 129.0166 acre tract at 1400.00 feet, passing the Southeast corner of a 16.1638 acre tract at 1522.88 feet, a total distance of **1558.68 feet** to a 3/4 T-bar found at the Northeast corner of said 41.38 acre tract;

Thence, with the East line of said 16.1638 acre tract, **North 03° 51' 27" East** a distance of **883.15 feet** to a 5 inch diameter wood fence post found at the Southeast corner of a 23.6053 acre tract conveyed to Kyle T Smith by Official Record 150 page 1232 and the Southwest corner of said Ramirez's 20.9834 acre tract;

Thence, around said 20.9834 acre tract with the following seven courses:

- 1) **South 78° 42' 07" East** a distance of **178.49 feet** to an iron pin and cap previously set;
- 2) **North 46° 58' 07" East** a distance of **349.58 feet** to an iron pin and cap previously set;
- 3) **North 08° 52' 34" East** a distance of **403.65 feet** to an iron pin and cap previously set;
- 4) **South 83° 14' 58" East** a distance of **25.03 feet** to an iron pin and cap previously set;
- 5) **North 03° 56' 45" East** a distance of **354.73 feet** to an iron pin and cap previously set;
- 6) **North 21° 33' 35" West** a distance of **218.18 feet** to an iron pin and cap previously set;
- 7) **North 01° 27' 06" West**, passing an iron pin and cap previously set at 1020.85 feet, a total distance of **1050.67 feet** returning to the **Point of Beginning**, containing **218.6249 Acres** more or less, of which 129.1164 acres more or less is all of said 129.0166 acre tract (of which 84.5164 acres more or less is in Union Township and 44.6000 acres more or less is in Paint Township) and 89.5084 acres more or less is all of said 89.021 acre tract (of which 29.4632 acres more or less is in Union Township and 60.0452 acres more or less is in Paint Township).

Bearings are based on a GPS observation on October 2, 2018, 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 in April of 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240321-218.6249)