

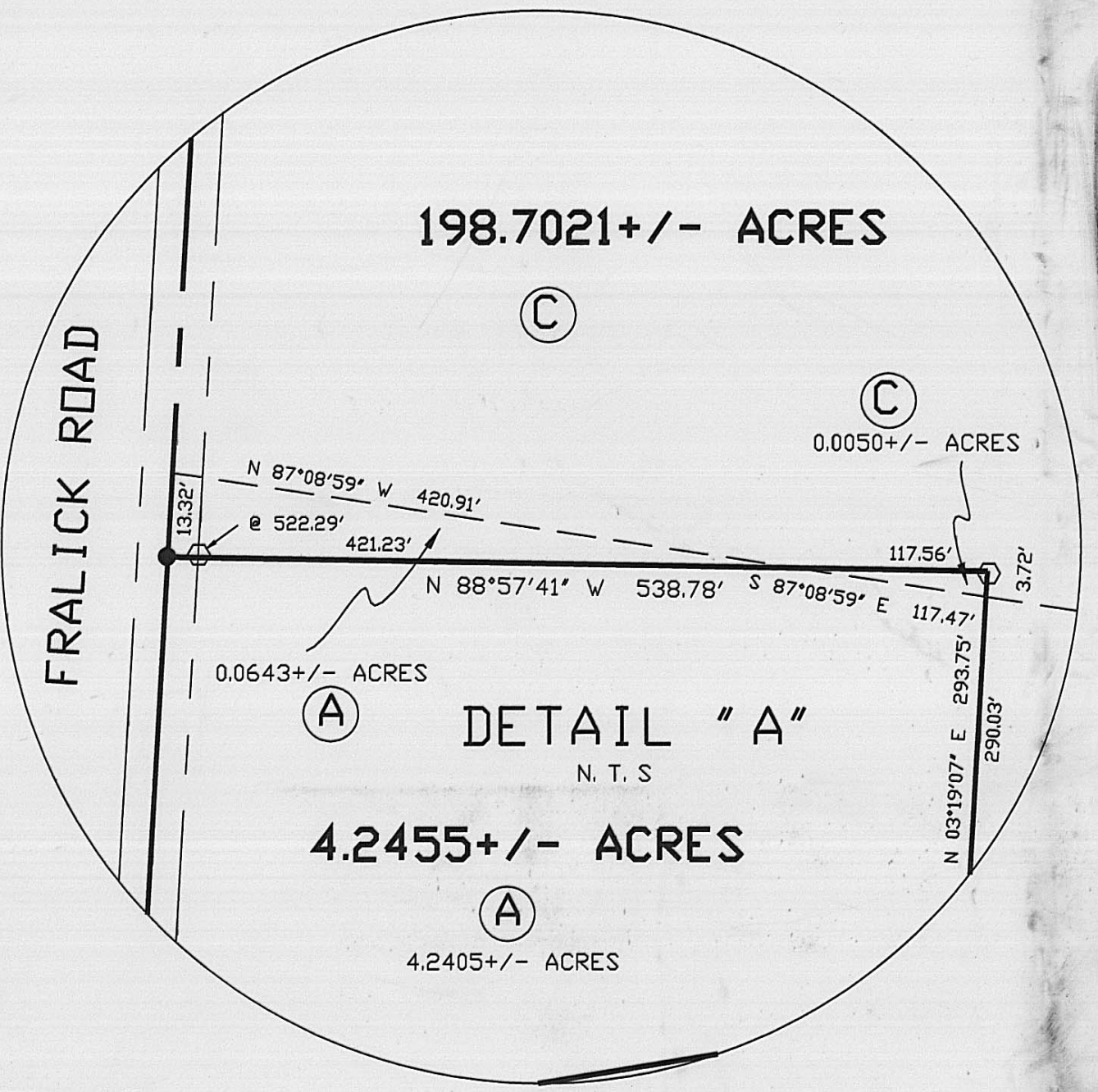
BEARINGS BASED ON THE NORTH LINE OF THOMAS' 122.0 ACRE TRACT (S 87°09' E) AS DESCRIBED IN D.B. 221 PG. 275.

DEED REFERENCE
 LEROY THOMAS 1/2 INT.
 ETAL 1/2 INT.
 VOL. 221 PG. 275

- (A) 40.0 AC. FIRST TRACT
- (B) 40.54 AC. SECOND TRACT
- (C) 122.0 AC. THIRD TRACT

(453)
 B & T FARMS, INC.
 VOL. 250 PG. 396
 379.134 AC.

(207)
 BILL PORTER
 VOL. 278 PG. 905
 15.129 AC.



FRALICK ROAD TWP. 86 40' R/W

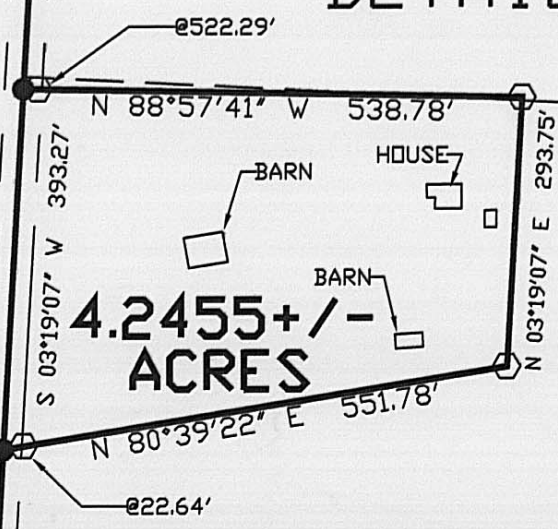
VMS 1362

VMS 1244

198.7021+/- ACRES

(C)
 122.2196+/- ACRES
 (107)

SEE
 DETAIL "A"



(105)

(A)
 36.3013+/- ACRES

(B)
 40.1169+/- ACRES
 (106)

(134)
 JAMES E. GAMBILL
 VOL. 296 PG. 728
 28.63 AC.

(135)
 JAMES E. GAMBILL
 VOL. 296 PG. 728
 5.0 AC.

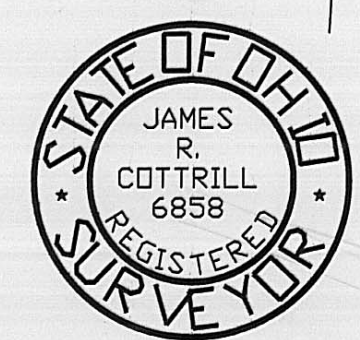
(362)
 DWIGHT L. & JOAN L. THOMPSON
 VOL. 76 PG. 42
 39.00 AC.

NOTE
 LEROY THOMAS, OWNER TODAY, RELINQUISHES ALL RIGHTS TO A UNIMPROVED 15' RIGHT OF WAY FROM THE S.E. CORNER OF THE HERE-IN-ABOVE 198.7021± ACRE TRACT TO ST. RT. 323 AS DESCRIBED IN D.B. 221 PG. 275

LEGEND

- IRON PIN FOUND
- △ WOODEN FENCE POST (FOUND)
- DOUBLE ANGLE IRON FENCE POST (FOUND)
- RAIL ROAD SPIKE
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

4/99



JAMES R. COTTRILL P.S.
 8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811
 PLAT OF
 4.2455 & 198.7021± ACRES,
 VMS 1244, STOKES TOWNSHIP,
 MADISON COUNTY, OHIO.
 SURVEYED FOR ALBERT THOMAS

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 12-27-98

DATE DRAWN: 12/20/98	SCALE: 1" = 200'	CREW: RC, MW
JOB# S981212	200' 100' 0' 200'	DWN. BY: RC, EJ
F.B. #21		CK. BY: JRC

Description of 198.7021 acre tract
Surveyed for Albert Thomas

The following described 198.7021 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 1244, and being part of a 40.0 acre tract (First tract, also part of a 122.0 acre tract (third tract), also being all of a 40.54 acre tract (Second Tract) all three conveyed to Leroy Thomas et.al. by Volume 221 Page 275 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Fralick Road (Township Road 86) (40 foot right-of-way) said spike being at the southwest corner of said 40.0 acre tract, also being the northwest corner of 28.63 acre tract conveyed to James e. Gambill by Volume 296 Page 728;

Thence, with the centerline of Fralick Road North 03 deg. 19 min. 07 sec. East a distance of 412.24 feet to a railroad spike set in said centerline;

Thence, across said 40.0 and said 122.0 acre tracts the following three new courses:

- 1) North 80 deg. 39 min. 22 sec. East, passing an iron pin and cap set at 22.64 feet, a total distance of 551.78 feet to an iron pin and cap set
- 2) North 03 deg. 19 min. 07 sec. East, passing the line between said 40.0 acre and said 122.0 acre tract at 290.03 feet, a total distance of 293.75 feet to an iron pin and cap set
- 3) North 88 deg. 57 min. 41 sec. West passing the line between said 40.0 and said 122.0 acre tracts at 117.56 feet, also passing an iron pin and cap set at 522.99 feet, a total distance of 538.78 feet, to a railroad spike set in the centerline of Fralick Road;

Thence, with the centerline of Fralick Road North 03 deg. 19 min. 07 sec. East, passing the western corner common to said 40.0 acre and 122.0 acre tracts at 13.32 feet, a total distance of 1256.76 feet to an iron pin found at the northwest corner of said 122.0 acre tract, also being the southwest corner of said 15.129 acre tract conveyed to Bill Porter by Volume 278 Page 905 said spike also being in the centerline of Fralick Road;

Thence, with the north line of said 122.0 acre tract South 87 deg. 09 min. 00 sec. East, passing a double angle iron fence post found at 18.69 feet, also passing the southern corner common to said Porter's 15.129 acre tract and B & T Farms, Inc. 379.134 acre tract as recorded in Volume 250 Page 396 at 510.27 feet, a total distance of 4280.15 feet to a double angle iron fence post found;

Thence, with the West line of said 379.134 acre tract South 03 deg. 09 min. 42 sec. West, passing the eastern corner common to said 122.0 and said 40.54 acre tract at 1243.44 feet, a total distance of 2062.67 feet to a double angle iron fence post found at the northeast corner of a 39.00 acre tract conveyed to Dwight L. and Joan L. Thompson by Volume 76 Page 42;

Thence, with the line between said 39.00 and 40.54 acre tracts North 87 deg. 13 min. 59 sec. West a distance of 2129.11 feet to a wood fence post found at the southern corner common to said 40.54 and 40.0 acre tracts, also being at the northeast corner of a 5.0 acre tract conveyed to James E. Gambill by Volume 296 Page 728;

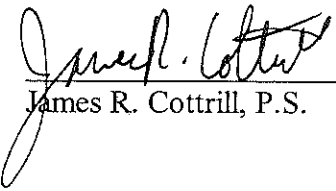
Thence, with the south line of said 40.0 acre tract North 87 deg. 03 min. 22 sec. West passing the northeast corner of Gambill's 28.63 acre tract at 374.0 feet, also passing an iron pin and cap set at 2136.65 feet, a total distance of 2156.70 feet, returning to the point of beginning containing 198.7021 acres more or less of which 122.2196 acres is part of said 122.0 acre tract, and 36.3647 is part of said 40.0 acre tract and 40.1169 acres is all of said 40.54 acre tract;

Bearings are based on the North line of Thomas 122.0 acre tract (South 87 deg. 09 min. East) as described in Deed Book 221 Page 275.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed December 20, 1998 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

The following described 4.2455 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 1244, and being part of a 40.0 acre tract (First Tract) also being part of a 122.0 acre tract (Third Tract) both conveyed to Leroy Thomas et.al. by Volume 221 Page 275 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Fralick Road (Township Road 86) (40 foot right-of-way) said spike being at the southwest corner of said 40.0 acre tract and the northwest corner of 28.63 acre tract conveyed to James E. Gambill by Volume 296 Page 728;

Thence, with the centerline of Fralick Road North 03 deg. 19 min. 07 sec. East a distance of 412.24 feet, to a railroad spike set in said centerline at the true point of beginning;

Thence, across said 40.0 and 122.0 acre tracts the following three new courses:

- 1) North 80 deg. 39 min. 22 sec. East, passing an iron pin and cap set at 22.64 feet, a total distance of 551.78 feet, to an iron pin and cap set
- 2) North 03 deg. 19 min. 07 sec. East, passing the line between said 40.0 and 122.0 acre tracts at 290.03 feet, a total distance of 293.75 feet to an iron pin and cap set
- 3) North 88 deg. 57 min. 41 sec. West, passing the line between said 40.0 and 122.0 acre tracts at 117.56 feet, and passing an iron pin and cap set at 522.29 feet, a total distance of 538.78 feet to a railroad spike set in the centerline of Fralick Road;

Thence, with said centerline South 03 deg. 19 min. 07 sec. West a distance of 393.27 feet returning to the true point of beginning containing 4.2455 acres more or less of which 4.2405 acres is from said 40.0 acre tract and 0.0050 acres is from said 122.0 acre tract;

Bearings are based on the North line of Thomas 122.0 acre tract (South 87 deg. 09 min. East) as described in Deed Book 221 Page 275.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed December 20, 1998 by James R. Cottrill registration #6858.