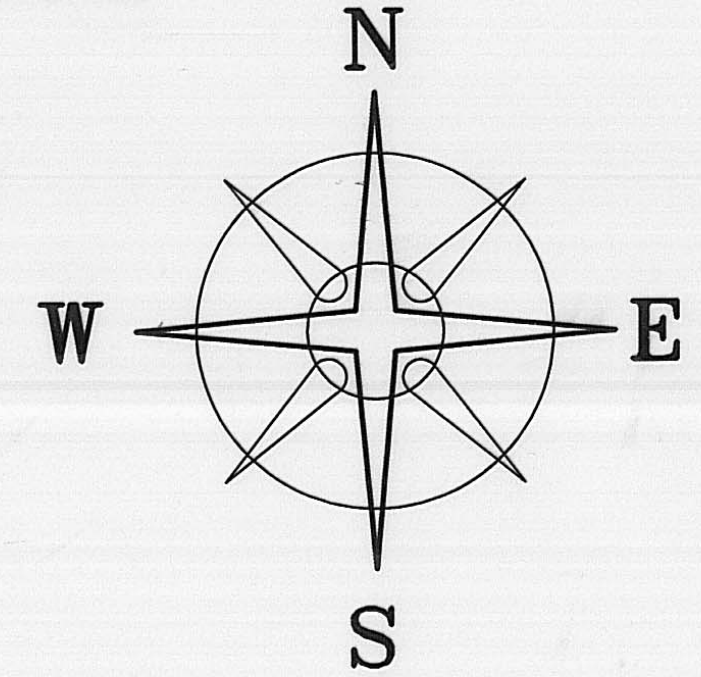


BEARINGS BASED ON THE N.E. LINE OF TERRY'S 28.000 ACRE TACT  
(N 41°38'W) AS DESCRIBED IN VOL. 264, PG. 585.



DEED REFERENCE

IVORY TERRY  
VOL. 264, PG. 585

- (A) 28.000 ACRES
- (B) 12.950 ACRES

NOTE

THE BELOW 5.4052± ACRE TRACT IS TO BECOME  
PART OF AND CONTINGENT TO ADRIAN'S 2.000 ACRE TRACT.



LEGEND

- 3/4" IRON PIPE (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "T. HOPPE'S P.S. 6352" (FD)
- IRON PIN (FOUND)
- △ DOUBLE ANGLE IRON FENCE POST (FOUND)
- RAIL ROAD SPIKE (FOUND)
- P K NAIL (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

LINE	BEARING	DISTANCE
L1	S 36°38'43" W	108.17'
L2	S 00°57'28" E	267.98'
L3	S 24°22'28" W	128.45'
L4	S 39°49'32" W	313.56'
L5	S 77°59'25" W	31.73'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

*James R. Cottrill* DATE: 4-14-00

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

5.4052± & 34.0131± ACRES,  
VMS 4214 & 7943, UNION TWP.,  
MADISON COUNTY, OHIO.  
SURVEYED FOR IVORY TERRY.

DATE DRAWN: 4-5-00	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: MW, JB
JOB # S000325		DWN. BY: RC
F. B. # 25		CK. BY:

10-03

Description of a 5.4052 acre tract  
Surveyed for Ivory Terry

The following described 5.4052 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 7943 and being part of a 12.950 acre tract conveyed to Ivory Terry by Volume 264 Page 585 and being more particularly described as follows:

Beginning at a rail road spike (found) in the centerline of Markley Road (Township Road 105) said rail road spike being at the northwest corner of a 2.000 acre tract conveyed to Sandra L. Adrian by Official Record 3 Page 1147

Thence, with the centerline of said Markley Road the following two courses:

- 1.) North 25 deg. 47 min. 29 sec. East a distance of 106.73 feet to a PK nail (found)
- 2.) North 25 deg. 22 min. 00 sec. East a distance of 105.59 feet to a mag nail set

Thence, across said 12.950 acre tract South 60 deg. 45 min. 07 sec. East passing an iron pin and cap set at 31.00 feet a total distance of 1002.93 feet to an iron pin and cap set in the northwest line of a 315.274 acre tract conveyed to Gain and Grain Farms Incorporated by Volume 274 Page 286

Thence, with said 315.274 acre tract the following two courses:

- 1.) South 48 deg. 41 min. 25 sec. West passing a 5/8" diameter rebar and yellow plastic cap stamped "T. Hoppes P.S. 6352" (found) at 180.59 feet a total distance of 183.15 feet to double angle iron fence post (found)
- 2.) South 12 deg. 29 min. 22 sec. West a distance of 175.77 feet to the northeast corner of a 16.77 acre tract conveyed to Ruth M. Kearfott by Volume 242 Page 369 said point bears South 82 deg. 19 min. 48 sec. East a distance of 0.98 feet from a 3/4" iron pipe (found)

Thence, with said Kearfott 16.77 acre tract the following two courses:

- 1.) North 42 deg. 41 min. 51 sec. West a distance of 373.11 feet to an iron pin and cap set
- 2.) North 85 deg. 23 min. 08 sec. West a distance of 355.29 feet to an iron pipe (found) at the southeast corner of Adrian's 2.000 acre tract

Thence, with said 2.000 acre tract the following two courses:

- 1.) North 27 deg. 09 min. 45 min. East a distance of 295.00 feet to a 3/4" iron pipe (found)
- 2.) North 85 deg. 22 min. 41 sec. West a distance of 319.71 feet returning to the point of beginning containing 5.4052 more or less acres

The here-in-above described 5.4052 acre tract is to become part of and contingent to Adrian's 2.000 acre tract

Bearings are based on the northeast line of Terry's 28.00 acre tract (North 41 deg. 38 min. West) as described in Volume 264 Page 585

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 April 05, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of a 34.0131 acre tract  
Surveyed for Ivory Terry

The following described 34.0131 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 4214 and 7943 and being and being part of a 12.950 and all of a 28.000 acre tract both conveyed to Ivory Terry by Volume 264 Page 585 and being more particularly described as follows:

Beginning at a PK nail (found) in the centerline of Markley Road (Township Road 105) said PK nail being at the northwest corner of said 28.000 acre tract an the southwest corner of a 31.250 acre tract conveyed to Jeffery L. and Cynthia A. Kearfott by Volume 294 Page 231

Thence, with said Kearfott's 31.250 acre tract the following two courses:

- 1.) North 88 deg. 40 min. 11 sec. East passing an iron pin and cap set at 20.00 feet a total distance of 387.57 feet to an iron pin and cap set
- 2.) South 41 deg. 38 min. 00 sec. East a distance of 1357.47 feet to an iron pin and cap set in the northwest line of a 315.274 acre tract conveyed to Gain and Grain Farms Incorporated by Volume 274 Page 286

Thence, with said northwest line South 48 deg. 41 min. 25 sec. West passing the southeastern corner common to said 12.950 and said 28.000 acre tracts at 888.30 feet a total distance of 934.17 feet to an iron pin and cap set

Thence, across said 12.950 acre tract North 60 deg. 45 min. 07 sec. West passing an iron pin and cap set at 971.87 feet a total distance of 1002.93 feet to mag nail set in the centerline of Markley Road

Thence, with said centerline the following three courses:

- 1.) North 25 deg. 22 min. 00 sec. East a distance of 236.22 feet to a PK nail (found)
- 2.) North 13 deg. 42 min. 46 sec. East a distance of 465.62 feet to a PK nail (found) at the western corner common to said 12.950 and said 28.000 acre tracts
- 3.) North 09 deg. 14 min. 24 sec. East a distance of 472.58 feet returning to the point of beginning containing 34.0131 more or less acres of which 25.7028 acre is all of said 28.000 acre tract and 8.3103 acres is part of said 12.950 acre tract

With the benefit of a 50 foot drainage easement said drainage easement extends from the northwest line of said Gain and Grain Farms Incorporated 315.274 acre tract being across said 315.274 acre tract to the west line of said 315.274 acre tract and is tangent to an 25 feet left and right of the following described centerline

Beginning at a point in the southeast line of the here-in-above described 34.0131 acre tract said point bears North 48 deg. 41 min. 25 sec. East a distance of 123.75 feet from the southern most corner of said 34.0131 acre tract

Thence, across said 315.274 acre tract the following five courses:

- 1.) South 36 deg. 38 min. 43 sec. West a distance of 108.17 feet
- 2.) South 00 deg. 57 min. 28 sec. East a distance of 267.98 feet
- 3.) South 25 deg. 22 min. 28 sec. West a distance of 128.45 feet
- 4.) South 39 deg. 49 min. 32 sec. West a distance of 313.56 feet
- 5.) South 77 deg. 59 min. 25 sec. West a distance of 31.73 feet a point in the west line of said 315.274 acre tract said point bears South 12 deg. 29 min. 22 sec. West a distance of 25 feet from the southeast corner of a 16.77 acre tract conveyed to Ruth M. Kearfott by Volume 242 Page 369 said point also being the southern terminus of said 50 foot drainage easement

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 April 05, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.