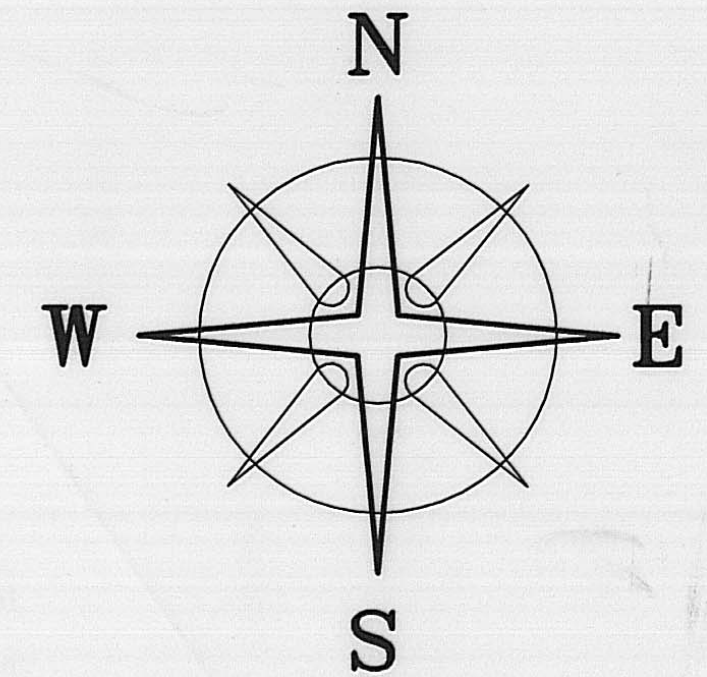


BEARINGS BASED ON THE SOUTH LINE OF U.S. 40
(N 87°E) AS DESCRIBED IN D.B. 296 PG. 179.



DEED REFERENCE

JEFFREY & CYNTHIA A.
KEARFOTT
OR 20, P. 689
32.38 AC.

LEGEND

- 3" DOUBLE ANGLE IRON FENCE POST FOUND BENT
- ⊗ DRILL HOLE IN CONCRETE AROUND WOOD FENCE POST FOUND (FOUND)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGR & SURVEYING" (FD)
- 3/4" I.D. IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" FOUND
- T 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2" Ø SOLID IRON PIN FOUND
- 3/8" Ø SOLID IRON PIN FOUND
- △ WOOD FENCE POST FOUND (DEED CALL)
- MINE SPIKE FOUND
- P K NAIL
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

JAMES R. COTTRILL P.S.

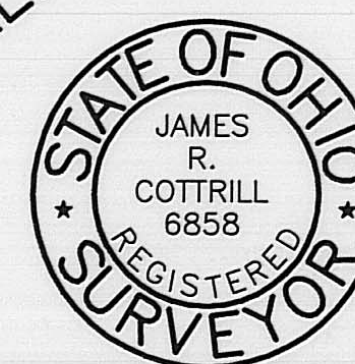
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

VMS 4424 & 4200,
SOMERFORD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR DR. KEARFOTT

DATE DRAWN:
8/27/04
JOB #S040814
F. B. # 35

SCALE : 1" = 200'
200' 100' 0 200'

CREW MW, NC, TB
DRAW BY RC
CHECK BY RC



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

DATE: 8/9/04

DENNIS J. & NAOMI J.
ABDON, ETAL
D.B. 258 PG. 56
40.1270 ACRES

JEFFREY & CYNTHIA A.
KEARFOTT
D.B. 296 PG. 179
53.5221 AC.

NOTE

30.1340± ACRE TRACT IS TO BECOME
CONTINGENT TO AND PART OF KEARFOTT'S
53.5221 ACER TRACT

30.1340± ACRES

JOHN T. & JOANNA L.
MITCHELL
OR 115, P. 400
106.98 ACRES

20' DRAINAGE
EASEMENT

22.2136±
ACRES

JEREMY M. & LYNN M.
BAKER
OR 99, P. 22-48
2.7515 ACRES

KELLY J. BREECE
OR 91, P. 210
3.1830 AC.

MARKLEY ROAD TWP. 105

VMS 4200
VMS 4214

VMS 4200
VMS 4424

VMS 4424
VMS 4214

2.2136 Acre Tract
Surveyed for Dr. Kearfott

The following described 2.2136 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4424, being part of a 32.38 acre tract conveyed to Jeffrey and Cynthia A. Kearfott by official record 20 page 689, and being more particularly described as follows:

Beginning at a mine spike found in the centerline of Markley Road (Township Road 105) said spike being the southernmost corner of said 32.38 acre tract also the easternmost corner of a 106.98 acre tract conveyed to John T. and Joanna I. Mitchell by official record 115 page 400, said mine spike is also in the line between VMS 4424 and 4214;

Thence, with said VMS line and the line between said 106.98 acre tract and said 32.38 acre tract, North 38° 06 minutes 10 seconds West, passing an iron pin and cap set at 19.29 ft., a total distance of 361.60 ft. to an iron pin and cap set;

Thence, across said 32.38 acre tract, North 49° 15 minutes 08 seconds East, passing an iron pin and cap set at 255.37 ft., a total distance of 265.37 ft. to a point in the southwest line of a 2.7515 acre tract conveyed to Jeremy M. and Lynn M. Baker by official record 99 page 2248;

Thence, with said 2.7515 acre tract, South 38° 02 minutes 42 seconds East, passing an iron pin and caps set at 5.00 and 346.42 ft., a total distance of 366.42 ft. to a mine spike found in the centerline of said Markley Road;

Thence, with said centerline, South 50° 17 minutes 27 seconds West a distance of 264.82 ft. returning to the point beginning containing 2.2136 acres more or less.

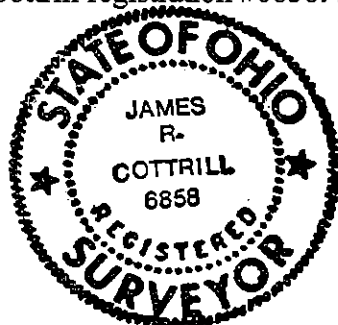
With the benefit of a 20 ft. drainage easement, said drainage easement is tangent to and 20 ft. northeast of the southwest line of said 32.38 acre tract, and extends from the northwest corner of the hereinabove described 2.2136 acre tract 278.00 ft. northwest to the centerline of the South Branch of Deer Creek, and being more particularly shown on plat accompanying this legal description.

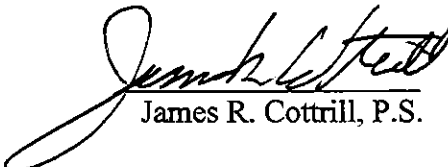
Bearings are based on the south line of US 40 (North 87° East) as described in deed book 296 page 179.

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 September 8, 2004 by James R. Cottrill registration #6858. (Job #S040814)




James R. Cottrill, P.S.

30.1340 Acre Tract
Surveyed for Dr. Kearfott

The following described 30.1340 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4424, being part of a 32.38 acre tract conveyed to Jeffrey and Cynthia A. Kearfott by official record 20 page 689, and being more particularly described as follows:

Beginning at a mine spike found in the centerline of Markley Road (Township Road 105) said spike being the southernmost corner of said 32.38 acre tract also the easternmost corner of a 106.98 acre tract conveyed to John T. and Joanna I. Mitchell by official record 115 page 400, said mine spike is also in the line between VMS 4424 and 4214;

Thence, with said VMS line and the line between said 106.98 and said 32.38 acre tracts, North $38^{\circ} 06$ minutes 10 seconds West, passing an iron pin and cap set at 19.29 ft., a total distance of 361.60 ft. to an iron pin and cap set at **the true point of beginning**;

Thence, continuing with said line, North $38^{\circ} 06$ minutes 10 seconds West a distance of 1910.24 ft. to a drill hole in concrete around wood fence post found at the southernmost corner of a 40.1270 acre tract conveyed to Dennis J. and Naomi J. Abdon, EtAl by deed book 258 page 56;

Thence, with the southeast line of said 40.1270 acre tract, North $62^{\circ} 58$ minutes 01 seconds East a distance of 1366.22 ft. to a 5/8 inch diameter rebar and yellow plastic caps stamped " Thomas engineering and surveying" found the west line of a 53.5221 acre tract conveyed to Jeffrey and Cynthia A. Kearfott by deed book 296 page 179;

Thence, with said 53.5221 acre tract the following 9 courses:

- 1) South $49^{\circ} 31$ minutes 08 seconds East a distance of 140.60 ft. to the wood fence post found
- 2) South $32^{\circ} 33$ minutes 24 seconds West a distance of 86.51 ft. to a wood fence post found
- 3) South $51^{\circ} 01$ minutes 53 seconds West a distance of 281.49 ft. to a 3/8 inch diameter solid iron pin found
- 4) South $62^{\circ} 28$ minutes 46 seconds West a distance of 255.76 feet a 3/8 inch diameter solid iron pin found
- 5) South $29^{\circ} 24$ minutes 43 seconds East a distance of 481.87 feet to a wood fence post
- 6) North $64^{\circ} 05$ minutes 00 seconds East a distance of 168.48 ft. to a wood fence post
- 7) South $44^{\circ} 27$ minutes 04 seconds East a distance of 77.98 ft. to a 3 in. double angle iron fence post found (bent)
- 8) South $10^{\circ} 56$ minutes 01 seconds West a distance of 442.64 ft. to a one half inch diameter solid iron pin found
- 9) South $39^{\circ} 52$ minutes 31 seconds East a distance of 343.44 ft. to a 3/4 inch diameter iron pipe and yellow plastic caps stamped " R. E. T. 6552" found at the westernmost corner of a 3.1830 acre tract conveyed to Kelly J. Breece by official record 91 page 210;

Thence, with the southwest line of said 3.1830 acre tract, South $38^{\circ} 28$ minutes 14 seconds East a distance of 200.42 ft. to a wood fence post found at the northernmost corner of a 2.7515 acre tract conveyed to Jeremy M. and Lynn M. Baker by official record 99 page 2248;

Thence, with said 2.7515 acre tract the following 2 courses:

- 1) South $48^{\circ} 50$ minutes 36 seconds West a distance of 267.51 ft. to a wood fence post found
- 2) South $38^{\circ} 02$ minutes 42 seconds East a distance of 74.39 ft.

Thence, across said 32.38 acre tract, South 49° 15 minutes 08 seconds West, passing an iron pin and cap set at 10.00 ft., total distance of 265.37 ft. returning to **the true point beginning** containing 30.1340 acres more or less.

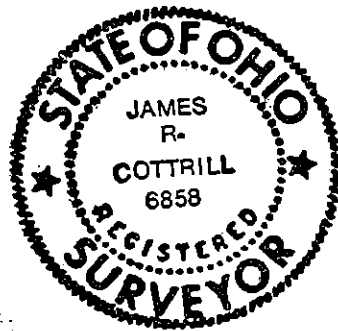
Subject to a 20 ft. drainage easement, said drainage easement is tangent to and 20 ft. northeast of the southwest line of said 32.38 acre tract, and extends from the northwest corner of a 2.2136 acre tract (surveyed by this surveyor 8/27/04 and not recorded to date) 278.00 ft. northwest to the centerline of the South Branch of Deer Creek, and being more particularly shown on plat accompanying this legal description.

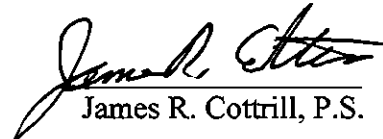
Bearings are based on the south line of US 40 (North 87° East) as described in deed book 296 page 179.

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 September 8, 2004 by James R. Cottrill registration #6858. (Job #S040814A)




James R. Cottrill, P.S.