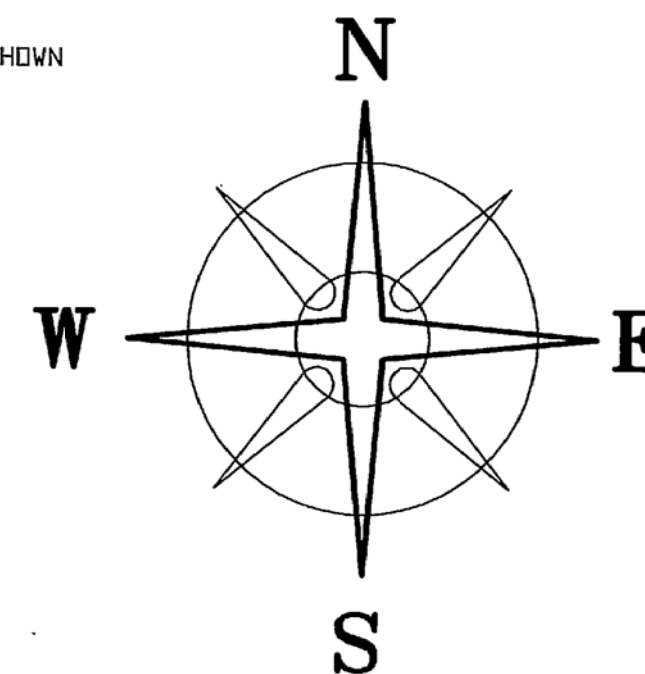


BEARINGS BASED ON THE C. OF US 40 (N86°30' E) AS SHOWN  
ON DDOT R/W PLAN MAD-40-(0.00-6.84) SHT. 5/13



### DEED REFERENCE

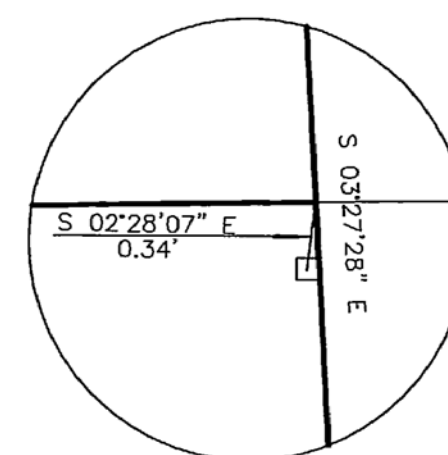
DONALD J. & LITISHA F.  
EVANOO

DB 298, P 208

- (A) 0.2 AC TRACT 1
- (B) 1/5 AC TRACT 2
- (C) 0.79 AC. TRACT 3
- (D) 2.54 AC. TRACT 4

OR 23, P 444

- (E) 0.2 AC



DETAIL 'A'

LINE	BEARING	DISTANCE
L1	S 03°27'28" E	55.97'
L2	N 02°32'42" W	56.30'

OLD U.S. ROUTE 40

U.S. ROUTE 40

STATE ROUTE 56

LARRY D. &  
JEANAVIE R.  
ROTHWELL  
DB163, P 67  
0.456 AC.

0.2636± ACRES

0.4655± ACRES

3.1697± ACRES

2.7042± ACRES (D)

YOBRO FARMS, LLC  
OR 197, P 2609

JOYCE ANN  
PICKENS  
OR 204, P 823

JOYCE ANN  
PICKENS  
OR 204, P 823

YOBRO FARMS, LLC  
OR 197, P 2609

### LEGEND

- ★ 1/2" REBAR & YELLOW CAP STAMPED "HELMS 4706" (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5" METAL FENCE POST (FOUND)
- 6" CONC. R/W MONUMENT (FOUND)
- IRON PIPE (FOUND)
- 1/2" IRON PIN (FOUND)
- △ IRON PIPE & AL. CAP STAMPED "NCB P.S. 5969" (FOUND)
- ⬢ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

DATE: 5/3/07

**COTTRILL SURVEYING, L.L.C.**

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

**0.2636± & 3.1697± ACRES  
THE VILLAGE OF SOMERFORD, VMS 6288,  
MADISON COUNTY, STATE OF OHIO.  
SURVETED FOR DORRIAN AMLING**

DATE DRAWN:  
5/02/07  
JOB #S070410  
F. B. # 40

SCALE: 1" = 100'  
100' 50' 0' 100'

CREW: MW  
DWN. BY: RC  
CK. BY:

32.07

0.2636 Acre Tract  
Surveyed for Dorian Ambling

The following described 0.2636 acre tract is situated in the State of Ohio, Madison County, VMS 6288, in the Village of Somerford, and being part of a 0.79 acre tract (tract 3) conveyed to Donald J. and Litisha F. Evanoo by Deed Book 298 page 208, and being more particularly described as follows:

Commencing at a point in the south right-of-way line of old US Route 40, said point being the northwest corner of a 0.2 acre tract (tract 1) conveyed to Donald J. and Litisha F. Evanoo by Deed Book 298 page 208, said northwest corner bears South 02° 32 minutes 42 seconds East a distance of 0.35 ft. from a 1/2 inch Rebar and yellow plastic caps stamped "Helms 4706" found, said point also being the northeast corner of an alley and a 0.456 acre tract conveyed to Larry D. and Geneva R. Rothwell by deed book 163 page 67;

Thence, with the west line of said 0.2 acre tract, South 02° 32 minutes 42 seconds East a distance of 136.01 ft. to an iron pin and cap set at the northwest corner of said 0.79 acre tract and **The True Point Beginning**;

Thence, with the north line of said 0.79 acre tract, North 86° 40 minutes 27 seconds East a distance of 212.95 ft. to an iron pin and cap set;

Thence, with the east line of said 0.79 acre tract, South 03° 27 minutes 28 seconds East a distance of 55.97 ft. to a point in the north right-of-way line of US Route 40, from said point a 1/2 inch diameter iron pin bears South 02° 28 minutes 07 seconds East a distance of 0.34 ft.;

Thence, with the north right-of-way line of said US Route 40 the following two courses:

- 1) South 89° 02 minutes 55 seconds West a distance of 108.44 ft. to a 6 in. diameter concrete right-of-way monument found
- 2) South 84° 03 minutes 41 seconds West a distance of 105.61 ft. to a 1/2 inch diameter iron pin found in the west line of said 0.79 acre tract;

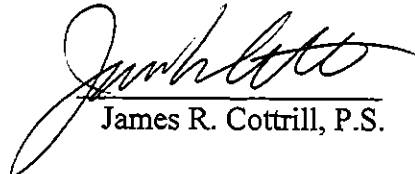
Thence, with the west line of said 0.79 acre tract North 02° 32 minutes 42 seconds West a distance of 56.30 ft. returning to **The True Point Beginning** containing **0.2636 acres** more or less.

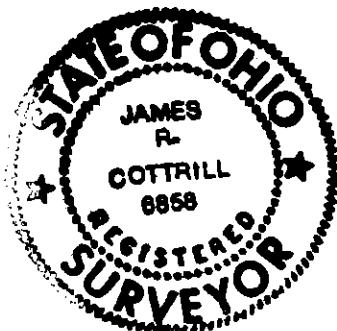
Bearings are based on the centerline of US Route 40 (North 86° 30 minutes East) as shown on ODOT right-of-way plan Mad-40-(0.00-6.84) sht. 5/13.

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 L.L.C. 6858."

This description is based on a field survey performed May 2, 2007 by James R. Cottrill registration #6858. (Job #S070410)

  
James R. Cottrill, P.S.



3.1697 Acre Tract  
Surveyed for Dorian Ambling

The following described 3.1697 acre tract is situated in the State of Ohio, Madison County, VMS 6288, in the Village of Somerford, and being part of a 0.79 acre tract (tract 3) and all of a 2.54 acre tract (tract 4) both tracts conveyed to Donald J. and Litisha F. Evanoo by Deed Book 298 page 208, and being more particularly described as follows:

Commencing at a point in the south right-of-way line of old US Route 40, said point being the northwest corner of a 0.2 acre tract (tract 1) conveyed to Donald J. and Litisha F. Evanoo by Deed Book 298 page 208, said northwest corner bears South 02° 32 minutes 42 seconds East a distance of 0.35 ft. from a 1/2 inch Rebar and yellow plastic caps stamped " Helms 4706" found, said point also being the northeast corner of an alley and a 0.456 acre tract conveyed to Larry D. and Geneva R. Rothwell by deed book 163 page 67;

Thence, with the west line of said 0.2 acre tract, South 02° 32 minutes 42 seconds East passing an iron pin and cap set at 136.01 ft., a total distance of 192.31 ft. to 1/2 inch diameter iron pin found in the north right-of-way line of US Route 40 and **The True Point Beginning**;

Thence, with the north right-of-way line of said US Route 40 the following two courses:

- 1) North 84° 03 minutes 41 seconds East a distance of 105.61 ft. to a 6 in. diameter concrete right-of-way monument found
- 2) North 89° 02 minutes 55 seconds East a distance of 108.44 feet to a point in the east line of said 0.79 acre tract from said point a 1/2 half inch diameter iron pin bears South 02° 28 minutes 07 seconds East a distance of 0.34 ft.

Thence, with the east line of said 0.79 acre tract, South 03° 27 minutes 28 seconds East a distance of 92.01 ft. to a point in the north line of said 2.54 acre tract;

Thence, with the north line of said 2.54 acre tract, North 86° 30 minutes 00 seconds East a distance of 139.40 ft. to the southeast corner of Lot number 94 of said Village of Somerford, also the north east corner of said 2.54 acre tract;

Thence, with the east line of said 2.54 acre tract, South 03° 27 minutes 28 seconds East a distance of 100.00 ft. to the southeast corner of said 2.54 acre tract also corner to a farm conveyed to Joyce Ann Pickens by official record 204 page 823, from said point a 6 in. diameter concrete right-of-way monument bears North 81° 57 minutes 01 seconds West a distance of 1.46 ft.;

Thence, with the south line of said 2.54 acre tract and the south right-of-way line of US Route 40, South 86° 30 minutes 00 seconds West, passing the northeast corner of Yobro Farms, LLC by official record 197 page 2609 at 239.83 ft. a total distance of 1131.11 ft.;

Thence, with the west line of said 2.54 acre tract, North 04° 42 minutes 00 seconds East, passing a 6 in. diameter concrete right-of-way monument found at 71.21 ft., a total distance of 143.00 ft. to the northwest corner of said 2.54 acre tract;

Thence, with the north line of said 2.54 acre tract the following 2 courses:

- 1) with a curve to the left, said curve having a radius of 1909.84 ft., an arc length of 457.27 ft. and the chord bears South 88° 16 minutes 32 seconds East a chord length of 456.18 ft.
- 2) North 86° 30 minutes 00 seconds East a distance of 301.78 ft. to the southwest corner of said 0.79 acre tract

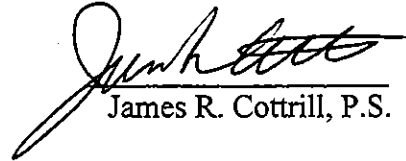
Thence, with the west line of said 0.79 acre tract North 02° 32 minutes 42 seconds West a distance of 92.35 ft. returning to **The True Point Beginning** containing 3.1697 acres more or less, of which 0.4655 acres is part of said 0.79 acre tract and 2.7042 acres more or less is all of said 2.54 acre tract.

Bearings are based on the centerline of US Route 40 (North 86° 30 minutes East) as shown on ODOT right-of-way plan Mad-40-(0.00-6.84) sht. 5/13.

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 L.L.C. 6858."

This description is based on a field survey performed May 2, 2007 by James R. Cottrill registration #6858. (Job #S070410)

  
James R. Cottrill, P.S.

