

BEARINGS BASED ON THE CENTERLINE OF WEST JEFFERSON-KIOUSVILLE ROAD  
(N 16° 20' E) AS DESCRIBED IN O. R. 147 PAGE 1466, TRACT 1.



### DEED REFERENCE

JERRY L. Sr. & VICKI S.  
HOLLAND  
O R 147, P 1466  
TRACT 1

- Ⓐ 100 ACRES (ORIGINAL)  
TRACT 2
- Ⓑ 92.07 ACRES (ORIGINAL)  
TRACT 3
- Ⓒ 92.15 ACRES (ORIGINAL)

### LEGEND

- Ⓣ 3/4" "T" BAR (FOUND)
  - ☆ 5/8" Ø REBAR & AL. CAP  
STAMPED "NCB 5969" (FOUND)
  - 2" Ø IRON FENCE POST (FOUND)
  - △ MAG HUB SET IN TOP OF 5" Ø WOOD FENCE POST
  - RAIL ROAD SPIKE (FOUND)
  - Ⓜ MADISON COUNTY MONUMENT BOX (FOUND)
  - Ⓢ MAG NAIL (PREVIOUSLY SET) OVER IRON PIN (FOUND)
  - MAG NAIL
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

53-08

COTTRILL SURVEYING, L.L.C.

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

FARM SPLIT, VMS 12127,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR JERRY HOLLAND

DATE DRAWN:

6/10/08

JOB #S080604

F. B. #41

SCALE: 1" = 400'

400' 200' 0 400'

CREW: MW

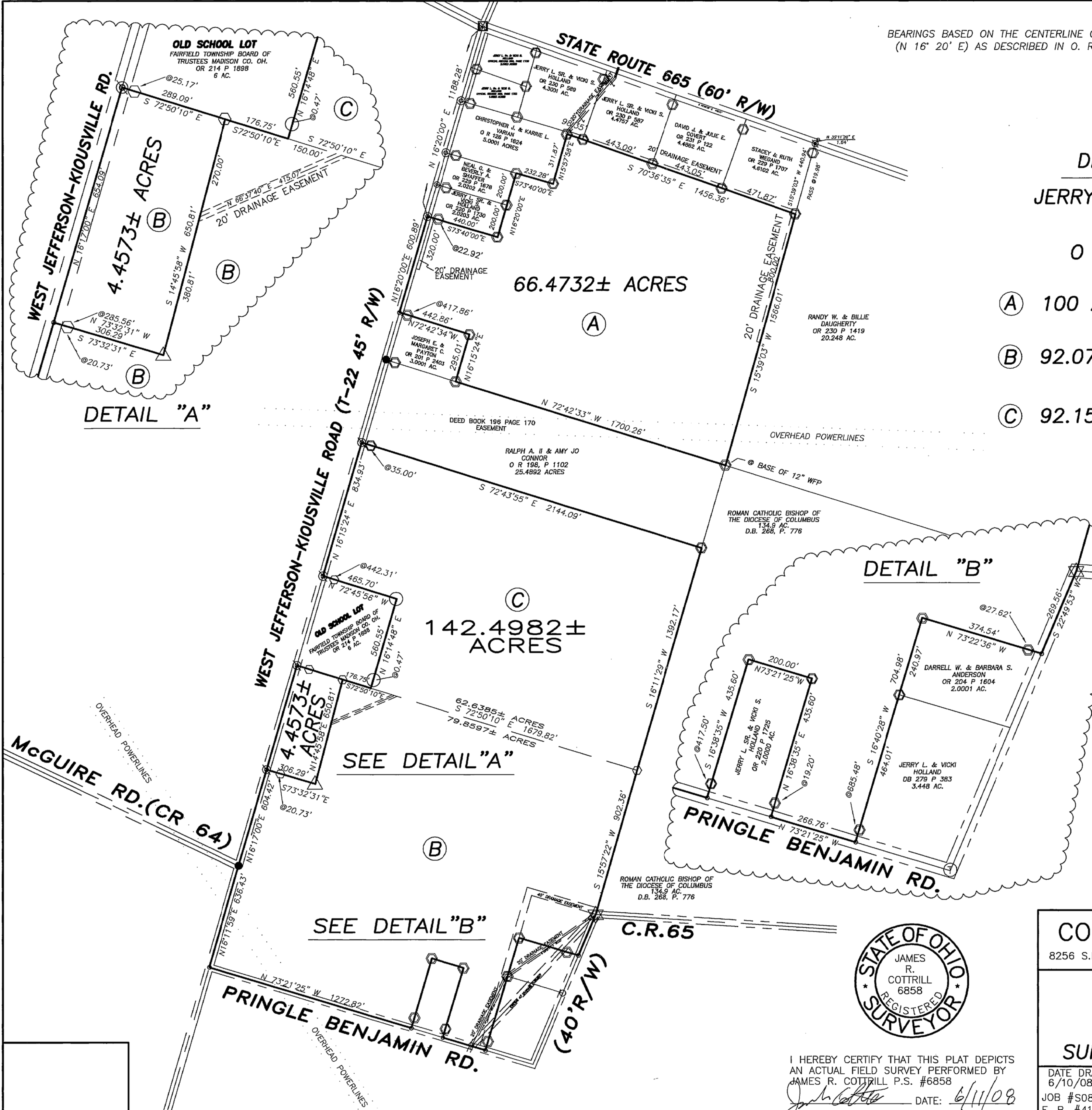
DWN. BY: RC

CK. BY:



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

DATE: 6/11/08



4.4573 Acre Tract  
Surveyed for Vicki and Jerry Holland

The following described 4.4573 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being part of the original 92.07 acre tract (Tract 2) conveyed to Jerry L. SR. and Vicki S. Holland by Official Record 147 page 1466, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of West Jefferson-Kiousville Road (Township Road 22)(45 ft. right-of-way), said mag nail is at the northwest corner of said 92.07 original acre tract and the southwest corner of a 6 acre tract conveyed to Fairfield Township Board of Trustees, Madison Co. Oh. By Official Record 214 page 1898;

Thence, with the south line of said 6 acre tract, South 72° 50 minutes 10 seconds East, passing an iron pin and cap set at 25.17 ft., a total distance of 289.09 ft. to an iron pin and cap set;

Thence, across said 92.07 acre tract the following 2 new courses:

- 1) South 14° 45 minutes 58 seconds West a distance of 650.81 ft. to a mag hub set in top of a 5 in. diameter wood fence post found
- 2) North 73° 32 minutes 31 seconds West, passing an iron pin and cap set at 285.56 ft., a total distance of 306.29 ft. to a mag nail set in the centerline of said West Jefferson-Kiousville Road

Thence, with the centerline of said West Jefferson-Kiousville Road, North 16° 17 minutes 00 seconds East a distance of 654.09 ft. returning to the point beginning containing **4.4573 Acres** more or less.

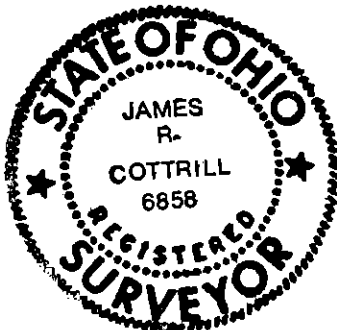
With the benefit of a 20 ft. drainage easement as shown on plat accompanying this legal description.

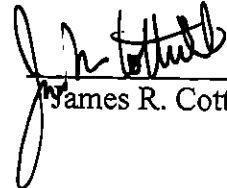
Bearings are based on a the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in Official Record 147 page 1466.

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 10, 2008 by James R. Cottrill registration #6858. (Job #S080604)



  
James R. Cottrill, P.S.

66.4732 Acre Tract  
Surveyed for Vicki and Jerry Holland

The following described 66.4732 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being all the remains of the original 100 acre tract (Tract 1) conveyed to Jerry L. SR. and Vicki S. Holland by Official Record 147 page 1466, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of West Jefferson-Kiousville Road (Township Road 22)(45 ft. right-of-way), said mag nail is at the southwest corner of a 2.0203 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by Official Record 220 page 1730, from said mag nail he centerline intersection monument found at the intersection of State Route 665 bears North 16° 20 minutes 00 seconds East a distance of 1188.28 feet;

Thence, with the south line of said 2.0203 acre tract, South 73° 40 minutes 00 seconds East, passing an iron pin and cap previously set at 22.92 ft., a total distance of 440.00 ft. to an iron pin and cap previously set;

Thence, with the east line of said 2.0203 acre tract, North 16° 20 minutes 00 seconds East, passing an iron pin and cap previously set at the southeast corner of a 2.0202 acre tract conveyed to Neal G. and Beverly A. Shaffer by Official Record 229 page 1678 at 200.00 ft. and continuing along the east line of said tract, a total distance of 400.00 ft. to an iron pin and cap previously set in the south line of a 5.0001 acre tract conveyed to Christopher J. and Karrie L. Varian and by Official Record 126 page 1624;

Thence, with said 5.0001 acre tract the following 2 courses:

- 1) South 73° 40 minutes 00 seconds East a distance of 232.28 ft. to an iron pin and cap previously set
- 2) North 15° 57 minutes 58 seconds East a distance of 311.87 ft. to an iron pin and cap previously set in the south line of a 4.3001 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by Official Record 230 page 589;

Thence, South 70° 36 minutes 35 seconds East, passing an iron pin and cap previously set at the southwest corner of a 4.4757 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by Official Record 230 page 587 at 98.35 ft., also passing an iron pin and cap previously said it the southwest corner of a 4.4862 acre tract conveyed to David J. and Julie E. Covert by Official Record 231 page 122 at 541.44 ft., also passing an iron pin and cap previously said it the southwest corner of a 4.6102 acre tract conveyed to Stacey and Ruth Wiegand by Official Record 229 page 1707 at 984.49 ft., a total distance of 1456.36 ft. to an iron pin and cap previously said in the west line of a 20.248 acre tract conveyed to Randy W. and Billie Daugherty by Official Record 230 page 1419;

Thence, with the west line of said 20.248 acre tract, South 15° 39 minutes 03 seconds West a distance of 1566.01 ft. to an iron pin and cap previously said it the northeast corner of a 25.4892 acre tract conveyed to Ralph A.II and Amy Jo Conner by Official Record 198 page 1102;

Thence, with the north line of said 25.4892 acre tract, North 72° 42 minutes 33 seconds West a distance of 1700.26 ft. to an iron pin and cap previously set at the southeast corner of a 3.0001 acre tract conveyed to Joseph E. and Margaret C. Payton by Official Record 201 page 2403;

Thence, with said 3.0001 acre tract the following 2 courses:

- 1) North 16° 15 minutes 24 seconds East a distance of 295.01 ft. to an iron pin and cap previously set
- 2) North 72° 42 minutes 34 seconds West, passing an iron pin and cap previously set at 417.86 feet, a total distance of 442.86 ft. to and mag nail set in the centerline of said West Jefferson Kiousville Road

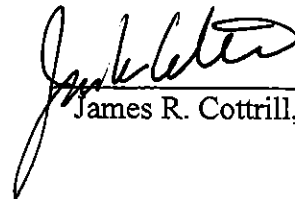
Thence, with the centerline of said West Jefferson Kiousville Road, North 16° 20 minutes 00 seconds East a distance of 600.89 ft. returning to the point beginning containing 66.4732 Acres more or less.

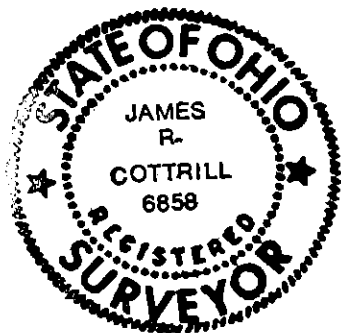
Bearings are based on a the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in Official Record 147 page 1466.

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 10, 2008 by James R. Cottrill registration #6858. (Job #S080604B)

  
James R. Cottrill, P.S.



142.4982 Acre Tract  
Surveyed for Vicki and Jerry Holland

The following described 142.4982 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being part of the original 92.07 acre tract (Tract 2) and original 92.15 acre tract(Tract 3) both tracts conveyed to Jerry L. SR. and Vicki S. Holland by Official Record 147 page 1466, and being more particularly described as follows:

Beginning at a mag nail set at the centerline intersection of West Jefferson-Kiousville Road (Township Road 22)(45 ft. right-of-way) with the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way), said mag nail is at the southwest corner of said 92.07 original acre tract;

Thence, with the centerline of said West Jefferson Kiousville Road, the following 2 courses:

- 1) North  $16^{\circ} 11$  minutes 59 seconds East a distance of 636.43 ft. to a railroad spike found at the intersection of McGuire Road (County Road 64)
- 2) North  $16^{\circ} 17$  minutes 00 seconds East a distance of 604.42 ft. to a mag nail set in said centerline

Thence, across said original 92.07 acre tract the following 2 new courses:

- 1) South  $73^{\circ} 32$  minutes 31 seconds East, passing an iron pin and cap set at 20.73 ft., a total distance of 306.29 ft. to a mag nail set in top of a 5 in. diameter wood fence post found
- 2) North  $14^{\circ} 45$  minutes 58 seconds East a distance of 650.81 ft. to an iron pin and cap set in the south line of a 6 acre tract conveyed to Fairfield Township Board of Trustees Madison Co. Oh. by Official Record 214 page 1898;

Thence, with said 6 acre tract the following 3 courses:

- 1) South  $72^{\circ} 50$  minutes 10 seconds East a distance of 176.75 ft.
- 2) North  $16^{\circ} 14$  minutes 48 seconds East, passing a 2 in. diameter metal fence post found at 0.47 ft., a total distance of 560.55 ft. to a 2 in. diameter metal fence post found
- 3) North  $72^{\circ} 45$  minutes 56 seconds West, passing an iron pin and cap set at 442.31 ft., a total distance of 465.70 ft. to a mag nail set in the centerline of said West Jefferson - Kiousville Road

Thence, with the centerline of said West Jefferson-Kiousville Road, North  $16^{\circ} 15$  minutes 24 seconds East a distance of 834.93 ft. to a mag nail previously set at the southwest corner of a 25.4892 acre tract conveyed to Ralph A. II and Amy Jo Conner by Official Record 198 page 1102;

Thence, with the south line of said 25.4892 acre tract, South  $72^{\circ} 43$  minutes 55 seconds East, passing an iron pin and cap previously set at 35.00 ft., a total distance of 2144.09 ft. to an iron pin and cap previously set in the west line of the original 134.9 acre tract conveyed to Roman Catholic Bishop of the Diocese of Columbus by Deed Book 268 page 776;

Thence, with the west line of said original 134.9 acre tract, South  $16^{\circ} 11$  minutes 29 seconds West a distance of 1392.17 ft. to an iron pin and cap set in the eastern corner common to said 92.07 and 92.15 acre tracts;

Thence, continuing with the west line of said 134.9 acre tract, South  $15^{\circ} 57$  minutes 22 seconds West a distance of 902.36 ft. to a 5/8 inch diameter rebar and aluminum cap stamped "NCB 5969" found at an angle point in the centerline of said Pringle-Benjamin Road;

Thence, with the centerline of said Pringle-Benjamin Road, South  $22^{\circ} 49$  minutes 53 seconds West a distance of 269.56 ft. to a mag nail set at the northeast corner of a 2.0001

acre tract conveyed to Darrel W. and Barbara S. Anderson by Official Record 204 page 1604;

Thence, with the north line of said 2.0001 acre tract, North 73° 22 minutes 36 seconds West, passing an iron pin and cap previously set at 27.62 ft., a total distance of 374.54 ft. to an iron pin and cap previously set;

Thence, with the west line of said 2.0001 acre tract, South 16° 40 minutes 28 seconds West, passing an iron pin and cap previously set at the northwest corner of a 3.448 acre tract conveyed to Jerry L. and Vicki Holland by Deed Book 279 page 383 at 240.97 ft. and continuing along the west line of said 3.448 acre tract, passing an iron pin and cap previously set at 685.48 ft., a total distance of 704.98 ft. to a mag nail set in the centerline of said Pringle-Benjamin Road;

Thence, with the centerline of said Pringle-Benjamin Road, North 73° 21 minutes 25 seconds West a distance a 266.76 ft. to a mag nail previously said it the south east corner of a 2.0000 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by Official Record 220 page 1725;

Thence, with said 2.0000 acre tract the following 3 courses:

- 1) North 16° 38 minutes 35 seconds East, passing an iron pin and cap previously set at 19.20 ft., a total distance of 435.60 ft. to an iron pin and cap previously set
- 2) North 73° 21 minutes 25 seconds West a distance of 200.00 ft. to an iron pin and cap previously set
- 3) South 16° 38 minutes 35 seconds West, passing an iron pin and cap previously said it 417.50 ft., a total distance of 435.60 ft. to a mag nail set in the centerline of said Pringle-Benjamin Road

Thence, with the centerline of said Pringle-Benjamin Road, North 73° 21 minutes 25 seconds West a distance of 1272.82 ft. returning to the point beginning containing **142.4982 Acres** more or less, of which 79.8597 acres more or less is part of said 92.07 acre tract and 62.6385 acres more or less is all remains of a 92.15 acre tract.

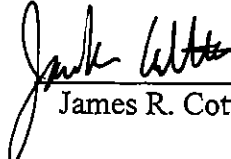
Subject to a 20 ft. drainage easement as shown on plat accompanying this legal description.

Bearings are based on a the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in Official Record 147 page 1466.

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.

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This description is based on a field survey performed May 10, 2008 by James R. Cottrill registration #6858. (Job #S080604A)

  
James R. Cottrill, P.S.

