

JANE A. BROCK LIFE ESTATE ETAL.
OFFICIAL RECORD 59 PAGE 896
382.4 ACRES

V.M.S. 1256

V.M.S. 1256

CONN FARMS, INC.
DEED BOOK 132 PAGE 525
153.57 ACRES

WALNUT CANAL PROPERTIES LTD.
OFFICIAL RECORD 151 PAGE 550
72.6944 ACRES

59.4783± ACRES

MADISON COUNTY (STOKES TOWNSHIP)
FAYETTE COUNTY (JEFFERSON TOWNSHIP)

DEED REFERENCE

(FAYETTE COUNTY)

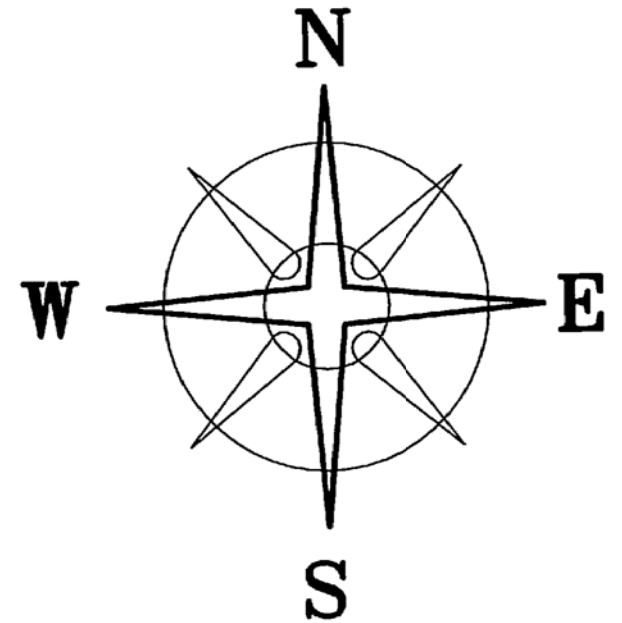
JOHN T. & RITA J. RICKETTS
OFFICIAL RECORD 118 PAGE 42

(A) 346.71 ORIG. ACRES

(MADISON COUNTY)

JOHN T. & RITA J. RICKETTS
OFFICIAL RECORD 139 PAGE 1305

BEARINGS BASED ON A GPS OBSERVATION ON 8/6/08
WGS 1984, GEODETIC NORTH.



LEGEND

- ⊗ 5/8" ⌀ REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOCIATES" (FOUND)
 - ⊕ 1" THICK IRON RAIL FENCE POST (FOUND)
 - Ⓢ 3/4" IRON TEE BAR & CAP (FOUND)
 - SOLID IRON PIN (FOUND)
 - △ ANGLE IRON FENCE POST (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - P K NAIL (FOUND)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

POB

@1063.03'

N 03°46'47" E 1462.89'

KIRT T. & TERESA J.
McDONALD
D.B. 180, P. 1022
8.230 ACRES

@20.21'

N 89°56'51" W 496.19'

CARRS MILL-JAMESTOWN ROAD

(CR-20 40' R/W)

BLESSING CHAPEL ROAD
(T-101 40' R/W)



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

DATE: 8/8/08

COTTRILL SURVEYING, L.L.C.

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

59.4783± ACRES, VMS 1256,
JEFFERSON TWP./FAYETTE CO.,
STOKES TWP./MADISON CO., OHIO.
SURVEYED FOR GENE BUMGARDNER.

DATE DRAWN: 8/7/08	SCALE: 1" = 300'	CREW: MW
JOB #S080801	300' 150' 0 300'	DWN. BY: RC
F. B. # 41		CK. BY:

58.08

59.4783 Acre Tract
Surveyed for Gene Bumgardner

The following described 59.4783 acre tract is situated in the State of Ohio, Jefferson Township of Fayette County, Stokes Township of Madison County, VMS 1256, being part of a 346.71 acre tract conveyed to John T. and Rita J. Ricketts by Official Record 118 page 42 (Fayette County) and Official Record 139 page 1305 (Madison County), and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Carrs Mill- Johnstown Road (Fayette County Road 20) (40 ft. right-of-way) with the centerline of Blessing Chapel Road (Jefferson Township Road 101) (40 ft. right-of-way);

Thence, with the centerline of said Carrs Mill -- Jamestown Road, North 89° 56 minutes 51 seconds West a distance of 496.19 ft. to a PK nail found at the south west corner of an 8.230 acre tract conveyed to Kurt T. and Theresa J. McDonald by Deed Book 180 page 1022 (Fayette County), said PK nail is also at the southeast corner of a 72.6944 acre tract conveyed to Walnut Canal Properties, LTD by Official Record 151 page 550 (Fayette County);

Thence, with the line between said 8.230 and said 72.6944 acre tracts, North 03° 46 minutes 47 seconds East, passing an iron pin and cap previously set at 20.21 ft., also passing a 5/8 inch diameter red plastic cap stamped "McCarty and Associates" found at the northwest corner of said 8.230 acre tract at 1063.03 ft., a total distance of 1462.89 ft. to an iron pin and cap set at **The True Point Beginning**;

Thence, continuing with the east line of said 72.6944 acre tract North 03° 46 minutes 47 seconds East a distance of 1399.92 ft. to an iron pin and cap previously set corner to a 153.57 acre tract conveyed to Conn Farms, Inc. by Deed Book 132 page 525 (Fayette County);

Thence, with the east line of said 153.57 acre tract the following 3 courses:

- 1) North 03° 46 minutes 47 seconds East a distance of 521.14 ft. to an angle iron fence post found
- 2) North 35° 52 minutes 33 seconds West a distance of 244.48 ft. to an iron pin and cap set
- 3) North 03° 41 minutes 49 seconds East, passing the Madison / Fayette County line at 448.35 ft., a total distance of 522.85 ft. to an angle iron fence post found in the south line of a 382.4 acre tract conveyed to Jane A. Brock, life Estate, Et Al by Official Record 59 page 896 (Madison County)

Thence, with the south line of said 382.4 acre tract, North 88° 46 minutes 35 seconds East a distance of 1158.48 ft. to a point in said line;

Thence, across said 346.71 acre tract the following three new courses:

- 1) South 03° 58 minutes 30 seconds West, passing a 1 in. thick iron rail fence post found at 0.50 ft., also passing the Madison/Fayette County line at 185.18 feet, a total distance of 2201.71 ft. to an iron pin and cap set
- 2) South 52° 18 minutes 46 seconds West a distance of 671.73 ft. to an iron pin and cap set
- 3) South 83° 40 minutes 41 seconds West a distance of 494.10 ft. returning to **The True Point Beginning** containing 59.4783 Acres more or less.

The hereinabove described 59.4783 acre tract is to become part of and contingent to Walnut Canal Properties, LTD 72.6944 acre tract.

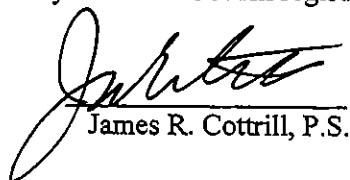
Bearings are based on a GPS observation on 8/6/08, WGS 1984 geodetic north.

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, 2008 by James R. Cottrill registration #6858. (Job #S000001)




James R. Cottrill, P.S.