

ADJOINERS

- OHIO FAMILY FARMS, LLC
OR 230 P 1962
20.01 AC.
- OHIO FAMILY FARMS, LLC
OR 230 P 1962
20.01 AC.
- JOHANNES GA
ASSEN ETAL
OR 193 P 1575
3.881 AC.
- JOHANNES GA
ASSEN ETAL
OR 193 P 1575
9.1708 AC.

LEGEND

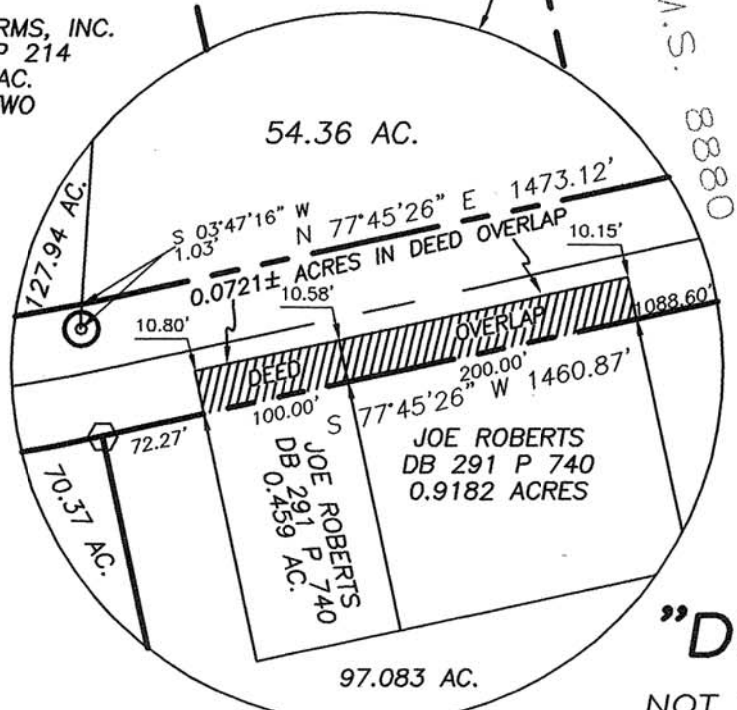
- ⊙ 15" CONCRETE FENCE POST (FOUND)
- ⊕ 1/2" BOAT SPIKE (FOUND)
- ⊠ 8" WOODEN FENCE POST IN CONCRETE (FOUND)
- △ ANGLE IRON FENCE POST (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ◆ 3/4" IRON PIN
- 5/8" IRON NAIL
- ⊙ P.K. NAIL (FOUND)
- ⊠ CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
5/8" # REBAR & YELLOW PLASTIC

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.
VMS LINE ARE SCALED FROM TAX MAPS

DEED REFERENCE

PAULA K. COBB &
DAVID L. KELLOUGH
AS TRUSTEES
OR 195 P 316
461.54 ACRES

459.9953± ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 5/09/08

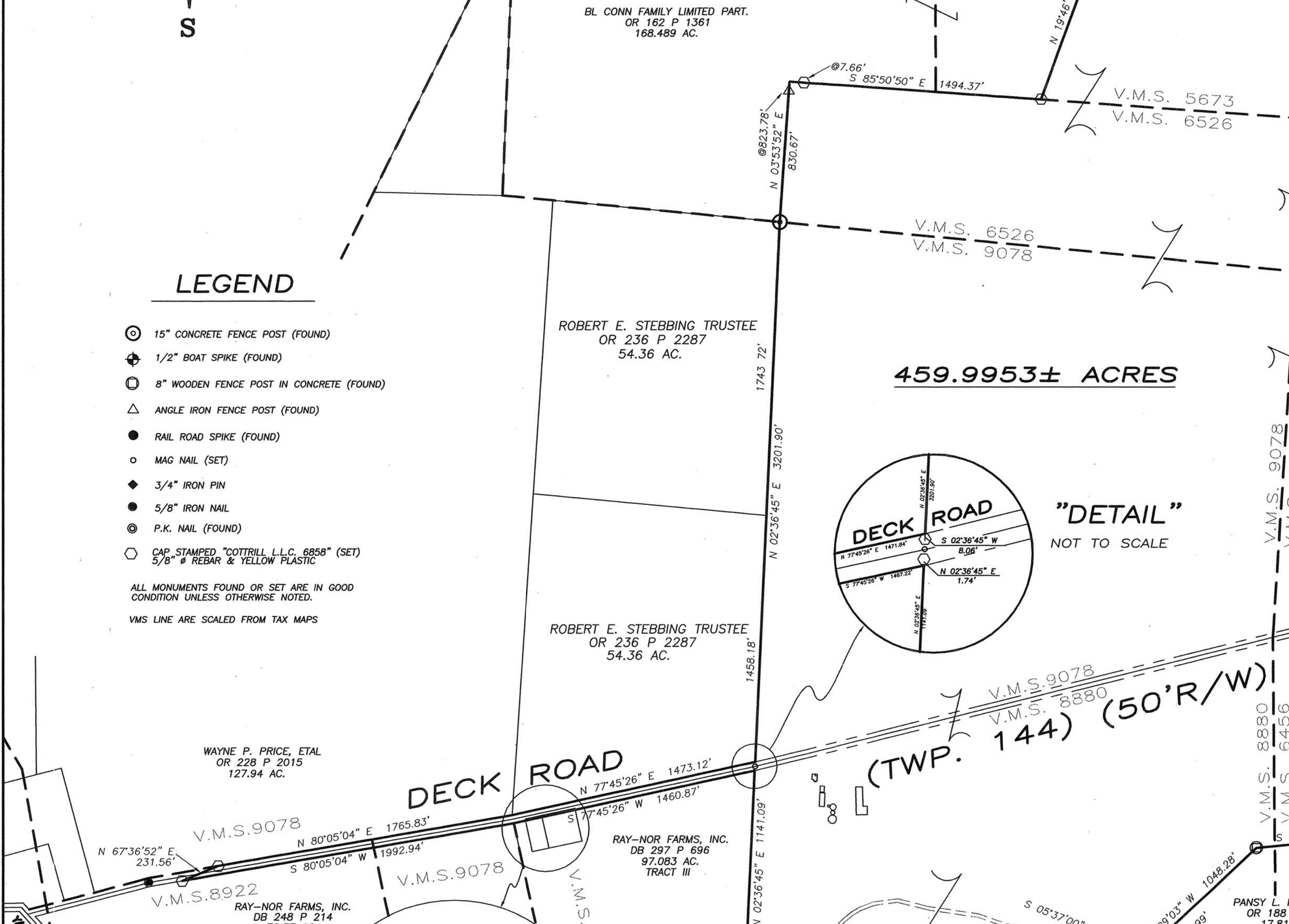
COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**459.9953± ACRES, VMS 4590,
5423, 5673, 6456, 6526, 8880, 8922
& 9078, UNION TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR DAVID KELLOUGH.**

DATE DRAWN: 4/29/08
JOB #S080412
F. B. # 41
SCALE: 1" = 500'
500' 250' 0 500'
CREW: MW
DWN. BY: RC, MW
CK. BY: RC

UNION TOWNSHIP
PAINT TOWNSHIP

ARMSTRONG ROAD (C.R. 83) (50'R/W)
OAK RUN TOWNSHIP
ARMSTRONG RD.
OAK RUN TOWNSHIP



459.9953 Acre Tract
Surveyed for David Kellough

The following described 459.9953 acre tract is situated in State of Ohio, Madison County, Union Township, VMS 4590, 5423, 5673, 6456, 6526, 8880, 8922, and 9078, and being all of a 461.54 acre tract conveyed to Paul K. Cobb and David L. Kellough (trustees) by Official Record 195 page 316, and being more particularly described as follows:

Beginning at a PK nail found at the centerline intersection of Deck Road (Township Road 144)(50 ft. right-of-way) with the centerline of Armstrong Road (County Road 83)(50 ft. right-of-way) said PK nail is also at an angle point in the Oak Run/Union Township line;

Thence, with the centerline of said Armstrong Road, South $06^{\circ} 51$ minutes 44 seconds East a distance a 1291.88 feet to a $3/4$ inch iron pin found at the northeast corner of a 17.81 acre tract conveyed to Pansy L. Kellough by Official Record 188 page 300;

Thence, with said 17.81 acre tract the following 2 courses:

- 1) South $84^{\circ} 21$ minutes 35 seconds West, passing an angle iron fence post found at 26.52 ft., a total distance of 661.22 ft. to an 8 in. diameter wood fence post found
- 2) South $46^{\circ} 29$ minutes 03 seconds West, passing an iron pin and cap set at 1006.99 ft., a total distance of 1048.28 ft. to a corner of a 237.36 acre tract conveyed to Francis C. and Diane L. Furbee by Official Record 73 page 689;

Thence, South $05^{\circ} 37$ minutes 00 seconds West a distance of 59.32 ft. to an angle iron fence post found at the northeast corner of a 56.82 acre tract also conveyed to Francis C. and Diane L. Furbee by Official Record 73 page 689;

Thence, with the north line of said 56.82 acre tract, North $87^{\circ} 27$ minutes 47 seconds West, passing an iron pin and cap set at 16.54 ft., a total distance of 1319.40 ft. to a 5 in. diameter wood fence post found corner to a 97.083 acre tract conveyed Ray-Nor Farms Inc. by Deed Book 297 page 696;

Thence, with said 97.083 acre tract the following three courses:

- 1) North $87^{\circ} 27$ minutes 47 seconds West a distance of 937.34 ft. to an iron pin and cap set
- 2) North $02^{\circ} 36$ minutes 45 seconds East a distance of 1141.09 ft. to a point in the south right-of-way line of said Deck Road, from which an iron pin and cap bears North $02^{\circ} 36$ minutes 45 seconds East a distance of 1.74 ft.
- 3) South $77^{\circ} 45$ minutes 26 seconds West, with the south right-of-way line of said Deck Road, passing the east line of a 0.9182 acre tract conveyed to Joel Roberts by Deed Book 291 page 740 at 1088.60 ft., also passing the east line of a 0.459 acre tract conveyed to Joel Roberts by Deed Book 291 page 740 at 1288.60 ft., also passing the west line of said 0.459 acre tract at 1388.60 ft., a total distance of 1460.87 ft. to an iron pin and cap set at the northeast corner of a 70.37 acre tract conveyed to Ray-Nor Farms Inc. by Deed Book 248 page 214;

Thence, with the north line of said 70.37 acre tract and continuing with the south right-of-way line of said Deck Road, South $80^{\circ} 05$ minutes 04 seconds West a distance of 1992.94 ft. to an iron pin and cap set;

Thence, across said Deck Road with the northwest line of said 461.54 acre tract, North $67^{\circ} 36$ minutes 52 seconds East a distance of 231.56 ft. to an iron pin and cap set in the north right-of-way line of said Deck Road and in the south line of a 127.94 acre tract conveyed to Wayne P. Price, Et Al by Official Record 228 page 2015;

Thence, with the south line of said 127.94 acre tract and the north right-of-way line of said Deck Road, North $80^{\circ} 05$ minutes 04 seconds East a distance of 1765.83 ft. to the southwest corner of a 54.36 acre tract conveyed to Robert E. Stebbing, Trustee by Official Record 236 page 2287, from which a 15 in. diameter concrete fence post bears South $03^{\circ} 47$ minutes 16 seconds West a distance of 1.03 ft.;

Thence, with the south line of said 54.36 acre tract and the north right-of-way line of said Deck Road, North 77° 45 minutes 26 seconds East a distance a 1473.12 ft. to the south east corner of said 54.36 acre tract, from which an iron pin and cap set bears South 02° 36 minutes 45 seconds West a distance of 8.06 ft.

Thence, with the east line of said 54.36 acre tract, North 02° 36 minutes 45 seconds East, passing the southeast corner of a 54.36 acre tract also conveyed to Robert E. Stebbing, Trustee by Official Record 236 page 2287 at 1458.18 ft., a total distance of 3201.90 ft. to a 15 in. diameter concrete fence post found corner to a 168.489 acre tract conveyed to B L Conn Family Limited Partnership by Official Record 162 page 1361;

Thence, with said 168.489 acre tract the following 3 courses:

- 1) North 03° 53 minutes 52 seconds East, passing an angle iron fence post found at 823.78 ft., a total distance of 830.67 ft. to a corner of said 168.489 acre tract
- 2) South 85° 50 minutes 50 seconds East, passing an iron pin and cap set at 7.66 ft., a total distance of 1494.37 ft. to an iron pin and cap set
- 3) North 19° 46 minutes 19 seconds East a distance a 1468.73 ft. to an angle iron fence post found at the southern corner common to a 20.01 acre tract conveyed to Ohio Family Farms, LLC by Official Record 230 page 1962 and a 20.01 acre tract also conveyed to Ohio Family Farms, LLC by Official Record 230 page 1962

Thence, with the south line of the second said 20.01 acre tract, South 70° 01 minute 11 seconds East a distance of 558.02 ft. to an angle iron fence post found;

Thence, with the east line of said 20.01 acre tract, North 16° 07 minutes 06 seconds East, passing the southeast corner of a 3.881 acre tract conveyed to Johannes Ga Assen, Et Al by Official Record 193 page 1575 at 171.31 ft., a total distance of 316.31 ft. to an iron pin and cap set;

Thence, with the south line of said 3.881 acre tract, South 86° 20 minutes 19 seconds East, passing an iron pin and cap set at the southwest corner of a 9.178 acre tract also conveyed to Johannes Ga Assen, Et Al by Official Record 193 page 1575 at 161.77 ft., also passing an iron pin and cap set at 934.81 ft., a total distance of 960.77 ft. to a railroad spike found in the centerline of said Armstrong Road and the Oak Run/Union Township line;

Thence, with the centerline of said Armstrong Road and the Oak Run/Union Township line, the following four courses:

- 1) South 03° 53 minutes 13 seconds West a distance of 694.25 ft. to a railroad spike found
- 2) South 03° 45 minutes 51 seconds West a distance of 1941.52 ft. to a 1/2 inch boat spike found
- 3) South 03° 37 minutes 03 seconds West a distance of 1381.42 ft. to a railroad spike found
- 4) South 03° 17 minutes 57 seconds West a distance of 508.30 ft. returning to the point beginning containing **459.9953 Acres** more or less.

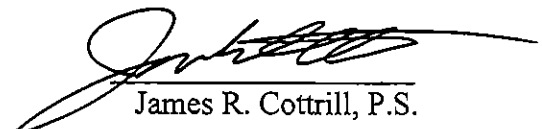
Bearings are based on a GPS observation on April 28, 2008, WGS 1984 geodetic north.

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 April 29 , 2008 by James R. Cottrill registration #6858. (Job #S080412)




James R. Cottrill, P.S.