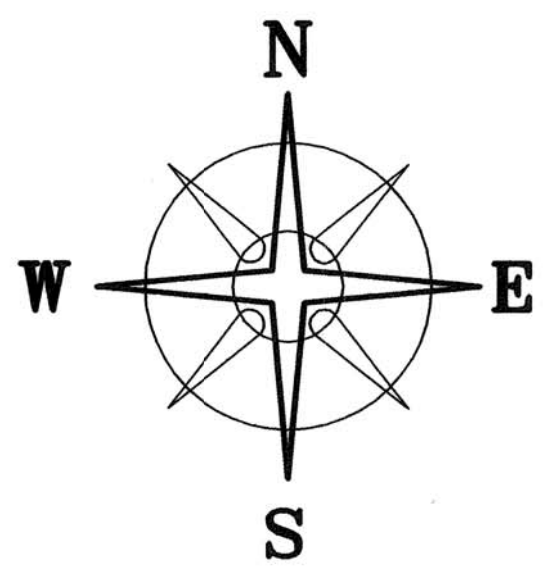


JOHN D. BINNS  
OR 216 P 457  
117.9355 AC.

BEARINGS ARE BASED ON A GPS OBSERVATION ON 5/21/09, WGS 1984 GEODETIC NORTH.

ROGER W. GEORGE  
OR 128 P 1162  
334.2200 AC.



**LEGEND**

- IRON PIPE (FOUND)
- 3/4" ELECTRICAL CONDUIT (FOUND)
- TOWNSHIP STONE (FOUND)
- △ DOUBLE ANGLE IRON FENCE POST (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- MINE SPIKE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (FOUND)

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  
*James R. Cottrill* DATE: 5/29/09

VMS 6733  
VMS 9032

**144.6313± ACRES**

**DEED REFERENCE**  
 MARILYN J. HUGHES &  
 VIRGINIA L. JOHNSON  
 OR 242 P 459  
 215 ORIG. ACRES  
 202.7196 ACRES

**58.1840± ACRES**  
 54.9679± ACRES  
 STOKES TOWNSHIP  
 3.2161± ACRES  
 PAINT TOWNSHIP

INDIAN RUN AGLANDS, ET AL  
OR 245 P 2530  
944.3474 AC.

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

**58.1840± & 144.6313± ACRES**  
**VMS 3983, 6733 & 9032,**  
**STOKES & PAINT TOWNSHIPS**  
**MADISON COUNTY, OHIO.**  
**SURVEYED FOR HUGHES & JOHNSON.**

DATE DRAWN: 5/22/09  
 JOB # S090508  
 F. B. #

SCALE : 1" = 300'  
 300' 150' 0 300'

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

38-09

58.1840 Acre Tract  
Surveyed for Hughes and Johnson

The following described 58.1840 acre tract is situated in the State of Ohio, Madison County, Stokes and Paint Townships, VMS 3983, being part of the original 215 acre tract (202.7196 acres to date) conveyed to Marilyn J. Hughes and Virginia L. Johnson by Official Record 242 page 459, and being more particularly described as follows:

Beginning at a 3/4 inch diameter electrical conduit found in the centerline of Foody Road (Township Road 87)(50 ft. right-of-way), said conduit is at the northeast corner of a 2.7547 acre tract conveyed to Joseph Sexton, Et al by Official Record 201 page 2222, also corner to said 202.7196 acre tract;

Thence, with the north line of said 2.7547 acre tract, North 85° 38 minutes 24 seconds West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "R. I. Baker 5539" (found) at 20.11 ft., a total distance of 500.00 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "R. I. Baker 5539" (found) at the north east corner of a 2.5477 acre tract conveyed to Joseph Sexton, et al. by Official Record 201 page 2222;

Thence, with the north line of said 2.5477 acre tract, North 85° 38 minutes 24 seconds West a distance of 477.35 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "R. I. Baker 5539" (found) in the east line of a 944.3474 acre tract conveyed to Indian Run Aglands, et al. by Official Record 245 page 2530;

Thence, with said 944.3474 acre tract the following 2 courses:

- 1) North 03° 19 minutes 22 seconds West a distance of 1910.23 ft. to an iron pin and cap set
- 2) North 11° 19 minutes 14 seconds West a distance of 375.75 ft. to a double angle iron fence post found at the southwest corner of a 117.84 acre tract conveyed to Mary A. Emrich, Trustee by Official Record 106 page 1952;

Thence, with the south line of said 117.84 acre tract, South 86° 44 minutes 57 seconds East a distance of 673.84 ft. to the southwest corner of a 5.1311 acre tract conveyed to Chris C. Emrich by Official Record 78 page 963 (a 3/4 inch diameter electrical conduit found is 0.23 ft. north);

Thence, with the south line of said 5.1311 acre tract, South 86° 44 minutes 57 seconds East a distance of 349.62 ft. to the northwest corner of a 2.978 acre tract conveyed to Marilyn J. and David J. Hughes by Deed Book 287 page 436;

Thence, with said 2.978 acre tract the following 2 courses:

- 1) South 06° 45 minutes 45 seconds West, passing a 3/4 inch diameter electrical conduit found at 0.10 ft., a total distance of 330.00 ft. to an iron pin and cap set (buried 1 ft. deed);
- 2) South 86° 46 minutes 33 seconds East, passing an iron pin and cap set at 373.37 ft., a total distance of 396.71 ft. to a mine spike found in the centerline of said Foody Road;

Thence, with the centerline of said Foody Road, the following two courses:

- 1) with a new line across said 215 original acre tract, South 06° 36 minutes 08 seconds West a distance of 1854.55 ft. to a mine spike found
- 2) South 03° 55 minutes 03 seconds West a distance of 99.68 ft. returning to the point beginning containing **58.1840 Acres** more or less of which 54.9679 acres more or less is in Stokes Township and 3.2161 acres more or less are in Paint Township.

Subject to the following three described 40 ft. Drainage Easements:

First 40 ft. Drainage Easement:

Said 40 ft. drainage easement extends from the west right-of-way line of said Foody Road to the centerline of Paint Creek and is tangent to and 20 ft. on each side of the following described baseline;

Commencing, at a mine spike found in the centerline of said Foody Road at the southeast corner of a 2.978 acre tract conveyed to Marilyn J. and David J. Hughes by Deed Book 287 page 436;

Thence, with the centerline of said Foody Road, South  $06^{\circ} 36$  minutes  $08$  seconds West a distance of 527.28 ft. to **The True Point Beginning** of said baseline;

Thence, across said original 215 acre tract the following three courses:

- 1) North  $55^{\circ} 10$  minutes  $10$  seconds West a distance of 711.84 ft.
- 2) North  $07^{\circ} 55$  minutes  $10$  seconds West a distance of 219.54 ft.
- 3) North  $66^{\circ} 41$  minutes  $35$  seconds West a distance of 267.34 ft. to a point in the centerline of Paint Creek and the western terminus of said 40 ft. Drainage Easement

Second 40 ft. Drainage Easement:

Said 40 ft. drainage easement extends from the west right-of-way line of said Foody Road to the west line of the original 215 acre tract and is tangent to and 20 ft. on each side of the following described baseline;

Commencing, at a mine spike found in the centerline of said Foody Road at the southeast corner of a 2.978 acre tract conveyed to Marilyn J. and David J. Hughes by Deed Book 287 page 436;

Thence, with the centerline of said Foody Road, South  $06^{\circ} 36$  minutes  $08$  seconds West a distance of 763.70 ft. to **The True Point Beginning** of said baseline;

Thence, across said original 215 acre tract the following 5 courses:

- 1) North  $88^{\circ} 48$  minutes  $57$  seconds West a distance of 270.33 ft.
- 2) South  $39^{\circ} 27$  minutes  $56$  seconds West a distance of 416.74 ft.
- 3) South  $71^{\circ} 13$  minutes  $18$  seconds West a distance of 143.36 feet
- 4) North  $63^{\circ} 52$  minutes  $31$  seconds West a distance of 472.11 ft.
- 5) North  $55^{\circ} 10$  minutes  $55$  seconds West a distance of 85.56 ft. to a point in the west line of the said original 215 acre tract and the western terminus of said 40 ft. drainage easement.

Third 40 ft. drainage easement:

Said 40 ft. drainage easement extends from the west right-of-way line of said Foody Road to the herein and above described second 40 ft. drainage easement and is tangent to and 20 ft. on each side of the following described baseline;

Commencing, at a mine spike found in the centerline of said Foody Road at the southeast corner of a 2.978 acre tract conveyed to Marilyn J. and David J. Hughes by Deed Book 287 page 436;

Thence, with the centerline of said Foody Road, South  $06^{\circ} 36$  minutes  $08$  seconds West a distance of 1613.43 ft. to **The True Point Beginning** of said baseline;

Thence, across said original 215 acre tract the following 8 courses:

- 1) South  $82^{\circ} 35$  minutes  $02$  seconds West a distance of 391.98 ft.
- 2) North  $79^{\circ} 34$  minutes  $58$  seconds West a distance of 189.54 ft.
- 3) North  $35^{\circ} 37$  minutes  $11$  seconds West a distance of 180.87 ft.
- 4) North  $62^{\circ} 43$  minutes  $23$  seconds West a distance of 119.28 ft.
- 5) North  $49^{\circ} 28$  minutes  $16$  seconds West a distance of 144.36 feet
- 6) North  $14^{\circ} 46$  minutes  $12$  seconds West a distance of 100.19 ft.
- 7) North  $14^{\circ} 36$  minutes  $05$  seconds East a distance of 106.66 ft.

- 8) North 89° 32 minutes 57 seconds East a distance of 321.66 ft. to a point in the centerline of the hereinabove described second 40 ft. drainage easement and the terminus of this 40 ft. drainage easement

The hereinabove described 340 ft. drainage easements are more clearly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on 5/21/09, 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 May 21, 2009 by James R. Cottrill registration #6858. (Job #S090508)

  
James R. Cottrill, P.S.



144.6313 Acre Tract  
Surveyed for Hughes and Johnson

The following described 144.6313 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 6733 and 9032 , being part of the original 215 acre tract (202.7196 acres to date) conveyed to Marilyn J. Hughes and Virginia L. Johnson by Official Record 242 page 459, and being more particularly described as follows:

Beginning at a mine spike found in the centerline of Foody Road (Township Road 87)(50 ft. right-of-way), said buying spike is at the north west corner of a 100 acre tract conveyed to Marion L. Vallery, et al. by Official Record 64 page 127 , also corner to said 202.7196 acre tract;

Thence, with the Centerline of said Foody Road and a new line across said 215 Original acre tract, North  $06^{\circ} 36$  minutes  $08$  seconds East a distance of 1764.55 ft. to a mine spike found at the southwest corner of a 4.000 acre tract conveyed to Virginia L. Johnson, Et Al. by Official Record 37 page 311 ;

Thence, with said 4.000 acre tract the following 2 courses:

- 1) South  $86^{\circ} 50$  minutes  $44$  seconds East, passing an iron pin and cap set at 23.34 ft., a total distance of 415.43 ft. to a 3/4 inch diameter electrical conduit found
- 2) North  $06^{\circ} 34$  minutes  $29$  seconds East a distance of 419.85 ft. to a 3/4 inch diameter electrical conduit found in the south line of a 109.1213 acre tract conveyed to Mary A. Emrich, Trustees by Official Record 106 page 1952;

Thence, with the south line of said 109.1213 acre tract, South  $86^{\circ} 51$  minutes  $32$  seconds East a distance of 1536.47 ft. to a double angle iron fence post found;

Thence, with the east line of said 109.1213 acre tract, North  $06^{\circ} 23$  minutes  $38$  seconds East, passing the southeast corner of a 55.68 acre tract conveyed to Waters Family, L. L. C. by Official Record 128 page 1145 at 1118.04 ft., a total distance of 1924.28 ft. to an iron pin and cap set at the southwest corner of a 117.9355 acre tract conveyed to John D. Binns by Official Record 216 page 457;

Thence, with the south line of said 117.9355 acre tract, South  $86^{\circ} 10$  minutes  $04$  seconds East, passing a double angle iron fence post found at 4.65 ft., a total distance of 466.76 ft. to a double angle iron fence post found at the northwest corner of a 334.2200 acre tract conveyed to Roger W. George by Official Record 128 page 1162;

Thence, with the west line of said 334.2200 acre tract, South  $04^{\circ} 40$  minutes  $32$  seconds West a distance of 4133.19 ft. to an iron pin and cap previously set in the north line of a 105.42 acre tract conveyed to Ann T. Brock by Official Record 112 page 2663;

Thence, with the north line of said 105.42 acre tract, North  $85^{\circ} 58$  minutes  $29$  seconds West a distance of 1019.37 ft. to a double angle iron fence post found at the northeast corner of said Vallery's 100 acre tract;

Thence, with the north line of said 100 acre tract, North  $86^{\circ} 06$  minutes  $21$  seconds West, passing a double angle iron fence post found at 1506.50 feet, a total distance of 1529.68 ft. returning to the point beginning containing 144.6313 acres more or less.

With the benefit of the following three described 40 ft. Drainage Easements:

First 40 ft. Drainage Easement:

Said 40 ft. drainage easement extends from the west right-of-way line of said Foody Road to the centerline of Paint Creek and is tangent to and 20 ft. on each side of the following described baseline;

Commencing, at a mine spike found in the centerline of said Foody Road at the southeast corner of a 2.978 acre tract conveyed to Marilyn J. and David J. Hughes by Deed Book 287 page 436;

Thence, with the centerline of said Foody Road, South 06° 36 minutes 08 seconds West a distance of 527.28 ft. to **The True Point Beginning** of said baseline;

Thence, across said original 215 acre tract the following three courses:

- 1) North 55° 10 minutes 10 seconds West a distance of 711.84 ft.
- 2) North 07° 55 minutes 10 seconds West a distance of 219.54 ft.
- 3) North 66° 41 minutes 35 seconds West a distance of 267.34 ft. to a point in the centerline of Paint Creek and the western terminus of said 40 ft. Drainage Easement

Second 40 ft. Drainage Easement:

Said 40 ft. drainage easement extends from the west right-of-way line of said Foody Road to the west line of the original 215 acre tract and is tangent to and 20 ft. on each side of the following described baseline;

Commencing, at a mine spike found in the centerline of said Foody Road at the southeast corner of a 2.978 acre tract conveyed to Marilyn J. and David J. Hughes by Deed Book 287 page 436;

Thence, with the centerline of said Foody Road, South 06° 36 minutes 08 seconds West a distance of 763.70 ft. to **The True Point Beginning** of said baseline;

Thence, across said original 215 acre tract the following 5 courses:

- 1) North 88 ° 48 minutes 57 seconds West a distance of 270.33 ft.
- 2) South 39° 27 minutes 56 seconds West a distance of 416.74 ft.
- 3) South 71° 13 minutes 18 seconds West a distance of 143.36 feet
- 4) North 63° 52 minutes 31 seconds West a distance of 472.11 ft.
- 5) North 55° 10 minutes 55 seconds West a distance of 85.56 ft. to a point in the west line of the said original 215 acre tract and the western terminus of said 40 ft. drainage easement.

Third 40 ft. drainage easement:

Said 40 ft. drainage easement extends from the west right-of-way line of said Foody Road to the herein and above described second 40 ft. drainage easement and is tangent to and 20 ft. on each side of the following described baseline;

Commencing, at a mine spike found in the centerline of said Foody Road at the southeast corner of a 2.978 acre tract conveyed to Marilyn J. and David J. Hughes by Deed Book 287 page 436;

Thence, with the centerline of said Foody Road, South 06° 36 minutes 08 seconds West a distance of 1613.43 ft. to **The True Point Beginning** of said baseline;

Thence, across said original 215 acre tract the following 8 courses:

- 1) South 82° 35 minutes 02 seconds West a distance of 391.98 ft.
- 2) North 79° 34 minutes 58 seconds West a distance of 189.54 ft.
- 3) North 35° 37 minutes 11 seconds West a distance of 180.87 ft.
- 4) North 62° 43 minutes 23 seconds West a distance of 119.28 ft.
- 5) North 49° 28 minutes 16 seconds West a distance of 144.36 feet
- 6) North 14° 46 minutes 12 seconds West a distance of 100.19 ft.
- 7) North 14° 36 minutes 05 seconds East a distance of 106.66 ft.
- 8) North 89° 32 minutes 57 seconds East a distance of 321.66 ft. to a point in the centerline of the hereinabove described second 40 ft. drainage easement and the terminus of this 40 ft. drainage easement

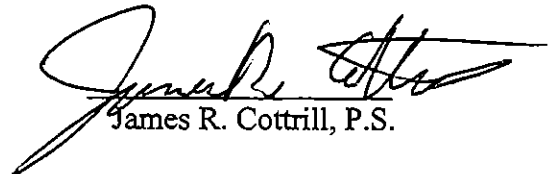
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Bearings are based on a GPS observation on 5/21/09, WGS 1984 geodetic north.

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 May 21, 2009 by James R. Cottrill registration #6858. (Job #S090508A)

  
James R. Cottrill, P.S.

