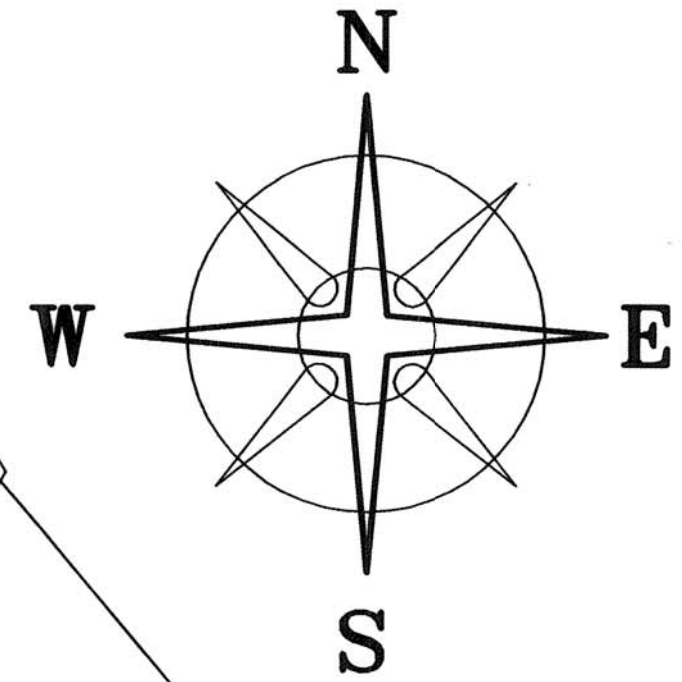


STATE OF OHIO PRISON FARM
DB. 134 P 347
485.8357 AC.

STATE OF OHIO PRISON FARM
DB 134 P 349
43.9343 AC.



UNION TOWNSHIP
CITY OF LONDON
VMS 9473
VMS 5897

UNION TOWNSHIP
CITY OF LONDON

UNION TOWNSHIP
CITY OF LONDON

DEED REFERENCE
SPRING VALLEY FARMS, INC.
OR 20 P 1019
63.6793 ACRES

66.0838± ACRES

ADJOINTERS

- (A) CINDI MITCHELL, ETAL
OR 229 P 229
0.551 AC.
- (B) CHARLES JR & CHRISTINA FISHER
OR 7 P 592
0.507 AC.
- (C) CONNIE L. MINNICK
DB 284 P 268
0.507 AC.

LINE	BEARING	DISTANCE
L1	N 54°48'45" E	185.61'
L2	N 50°30'41" E	159.17'
L3	S 39°56'58" E	9.23'
L4	N 50°29'48" E	49.93'
L5	N 38°40'30" E	180.07'
L6	N 60°48'19" W	126.58'
L7	N 05°15'03" W	155.33'
L8	N 35°15'30" W	130.03'
L9	N 35°15'47" W	130.13'
L10	N 38°13'41" W	136.28'

L=181.40'
R=432.00'
Δ=24°03'32"
C LEN=180.07'
BRG=N 38°40'30" E



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

DATE: 12/15/09

LEGEND

- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC STAMPED "THOMAS ENGINEERING" (FOUND)
- ☆ 3/4" ϕ IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/8" ϕ IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

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

**66.0838± ACRES, VMS 5897 & 9473,
CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SPRINGVALLEY FARMS.**

DATE DRAWN: 12/12/09	SCALE : 1" = 200'	CREW: MW
JOB #S091204	200' 100' 0 200'	DWN. BY: RC
F. B. # 42		CK. BY:

2-10

66.0838 Acre Tract
Surveyed for Spring Valley Farms, Inc.

The following described 66.1100 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5897 and 9473, and being all the remains of a 63.6793 acre tract conveyed to Spring Valley Farms Inc. by Official Record 20 page 1019, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (60 ft. right-of-way) said mag nail is at the southernmost corner of a 0.551 acre tract (Lot 13 of Dustin L. Mirick Subdivision) conveyed to Cindi Mitchell, et al. by Official Record 229 page 229;

Thence, with the southeast line of said 0.551 acre tract, North 54° 48 minutes 45 seconds East a distance of 185.61 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at the southernmost corner of Lot 14 of Mirick Estates as shown on slide 419 in Madison County Recorder's office;

Thence, with said Mirick Estate, the following 9 courses:

- 1) North 50° 30 minutes 41 seconds East a distance a 159.17 ft. to an iron pipe found
- 2) South 39° 56 minutes 58 seconds East a distance of 9.23 ft. to an iron pipe found at the southwest corner of Graceland Drive (50 ft. wide)
- 3) North 50° 29 minutes 48 seconds East a distance of 49.93 ft. to an iron pipe found corner to Lot 31 of said subdivision
- 4) With a curve to the left, 432.00 ft. radius, 181.40 ft. arc length, and chord bears North 38° 40 minutes 30 seconds East a distance of 180.07 ft. to an iron pipe found
- 5) North 60° 48 minutes 19 seconds West a distance of 126.58 ft. to an iron pipe found
- 6) North 05° 15 minutes 03 seconds West a distance of 155.33 ft. to an iron pin and cap set
- 7) North 46° 44 minutes 58 seconds West a distance of 482.84 ft. to a 3/8 inch diameter solid iron pin found
- 8) North 35° 15 minutes 35 seconds West a distance of 439.96 ft. to an iron pipe found
- 9) South 54° 43 minutes 32 seconds West, passing an iron pipe found at the northernmost corner of said Graceland Drive at 159.97 ft., a total distance of 209.97 ft. to an iron pipe found corner of to Lot 22 of said subdivision and also a 0.507 acre tract conveyed to Charles Jr. and Christina Fisher by Official Record 07 page 592;

Thence, with the north line of said 0.507 acre tract, North 35° 15 minutes 30 seconds West a distance of 130.03 ft. to an iron pipe found at the southeast corner of a 0.507 acre tract conveyed to Connie L. Minnick by Deed Book 284 page 268;

Thence, with the north line of said Minnick's 0.507 acre tract, North 35° 15 minutes 47 seconds West a distance of 130.13 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at the southeast corner of a 0.987 acre tract conveyed to Greg A. Shepler by Deed Book 294 page 904;

Thence, with the northeast line of said 0.987 acre tract and a 0.854 acre tract also conveyed to Shepler by Deed Book 294 page 904 , North 37° 13 minutes 18 seconds West a distance of 315.39 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found in the southeast line of a 485.8357 acre tract conveyed to the State of Ohio Prison Farm by Deed Book 134 page 347;

Thence, with the southeast line of said 45.8357 acre tract, North 53° 45 minutes 29 seconds East, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at 1537.59 ft., a total distance of 1542.58 ft. to a wood fence post found at the northwest corner of a 43.9343 acre tract conveyed to the State of Ohio Prison Farm by Deed Book 134 page 349;

Thence, with the southwest line of said 43.9343 acre tract, South 39° 39 minutes 06 seconds East, passing a 5/8 inch diameter rebars and yellow plastic caps stamped "Thomas Engineering" found. a distance of 5.09 ft. and 1272.26 ft., a total distance of 1276.99 ft. to a wood fence post

found in the northwest line of a 30.0945 acre tract conveyed to DC Engineering and Development, Ltd. by Official Record 105 page 1518;

Thence, with the northwest line of said 30.0945 acre tract, South 52° 23 minutes 38 seconds West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at 4.59 ft., a total distance of 600.01 ft. to an iron pipe found;

Thence, with the southwest line of said 30.0945 acre tract, South 39° 42 minutes 32 seconds East, passing the northwest corner of Brooks Edge, Phase 2 as shown on slide B-328 at 735.69 ft., a total distance of 989.83 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at the northeast corner of a 3.96 acre tract conveyed to Matthew E. and Andrea M. Goedel by Official Record 251 page 644;

Thence, with the northwest line of said 3.96 acre tract, South 57° 11 minutes 03 seconds West, passing the north east corner of a 2.483 acre tract also conveyed to Matthew E. and Andrea M. Goedel by Official Record 251 page 644 at 198.74 ft., a total distance of 328.04 ft. to a wood fence post found at the northernmost corner of a 7.25 acre tract conveyed to James Thomas Tyson by Official Record 114 page 1368;

Thence, with the northwest line of said 7.25 acre tract, South 50° 29 minutes 55 seconds West, passing the northernmost corner of a 3.3 acre tract also conveyed to James Thomas Tyson by Official Record 114 page 1368 at 323.69 ft., also passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at 626.94 ft., a total distance of 632.03 ft. to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "R. E. T. 6552" found at the northeast corner of a 1.3197 acre tract conveyed to John C. Fyffe Jr. by Official Record 240 page 2564;

Thence, with said 1.3197 acre tract the following 2 courses:

- 1) North 38° 13 minutes 41 seconds West a distance of 136.28 ft. to a 3/4 inch diameter iron pipe and yellow plastic cap stamped R. E. T. 6552 found, from said pipe and cap a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found bears North 53° 06 minutes 26 seconds East a distance of 5.01 ft.
- 2) South 53° 14 minutes 30 seconds West passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at 368.51 ft., a total distance of 393.39 ft. to a mag nail set in the centerline of said State Route 56;

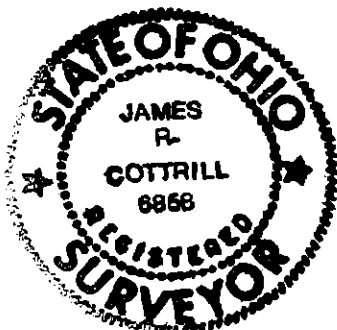
Thence, with the centerline of said State Route 56, North 40° 21 minutes 09 seconds West a distance of 373.64 ft. returning to the point beginning containing **66.0838 Acres** more or less.

Bearings are based on a GPS observation on 12/09/09 W. G. S. 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 December 12, 2009 by James R. Cottrill registration #6858. (Job #S091204)




James R. Cottrill,