

ALAN R. & DONALD W.
McDONALD
O R 98 P 1538
166.6927 ACRES

ALAN R. & DONALD W.
McDONALD
O R 148 P 133
122.13 ACRES

V.M.S. 8417
V.M.S. 5874

WILLIAM R. & MARGARET J.
McDONALD
O R 98 P 1538
252.9872 ACRES

A.M. YUTZY LTD.
O R 234 P 2008
129.21 ACRES

A.M. YUTZY LTD.
O R 234 P 2008
129.21 ACRES

MARY E. & AMMON E.
YUTZY
O R 234 P 2001
1.615 ACRES

PETER A. & SANDRA K.
HAMMOND
D B 235 P 373
0.731 ACRES

V.M.S. 8417
V.M.S. 5874

V.M.S. 12745
V.M.S. 8417

V.M.S. 12746
V.M.S. 8507

57.9139± ACRES

57.9139± ACRES

59.1832± ACRES

DEED REFERENCE

PETER A., WILLIAM H., AND JOHN M.
HAMMOND
OFFICIAL RECORD 244 PAGE 536
Ⓐ 175.173 ACRES

LEGEND

- ⊙ 1/2" IRON PIPE (FOUND)
 - 1" ELECTRICAL CONDUIT (FOUND)
 - ◆ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "GLAPSADDLE RS #6140" (FOUND)
 - 3" IRON FENCE POST (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - MAG NAIL (SET) OVER IRON PIN (FOUND)
 - MAG NAIL (SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY SET)
- 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
DATE: 11/23/09

21-10

COTTRILL SURVEYING, L.L.C.

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

PLAT OF
**FARM SPLIT, VMS 8417, 8507, & 12126,
CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BILL, PETE, & JOHN HAMMOND.**

DATE DRAWN: 10/22/09	SCALE: 1"=200' 200' 100' 0' 200'	CREW: RC
JOB#S091005		DWN. BY: RC
F.B. # 42		CK. BY:

57.9139 Acre Tract
Surveyed for John Hammond

The following described 57.9139 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8417, 8507, and 12126, and being part of a 175.173 acre tract conveyed to Peter A. Hammond, William H. Hammond, and John M. Hammond by Official Record 244 page 536, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Plain City Georgesville Road (County Road 7)(50 ft. right-of-way), said mag nail is at the northeast corner of a 2.00 acre tract conveyed to William H. Hammond, Trustee by Official Record 225 page 9;

Thence, with the north line of said 2.00 acre tract, South 83° 44 minutes 32 seconds West, passing a 1 in. diameter electrical conduit found at 24.02 ft., a total distance of 434.76 ft. to a 1 in. diameter electrical conduit found;

Thence, with the west line of said 2.00 acre tract, South 06° 13 minutes 40 seconds East, passing a 1 in. diameter electrical conduit found at the northeast corner of a 2.00 acre tract conveyed to John M. and Amy E. Hammond by Official Record 211 page 252 at 199.87 ft., a total distance of 374.13 ft. to an iron pin and cap set;

Thence, with a new line across said 175.173 acre tract, North 86° 55 minutes 32 seconds West a distance of 4943.40 ft. to an iron pin and cap set in the east line of a 252.9872 acre tract conveyed to William R. and Margaret J. McDonald by Official Record 98 page 1538;

Thence, with the east line of said 252.9872 acre tract, North 04° 41 minutes 00 seconds East, passing iron pin and caps set at 162.40 and 196.40 ft., a total distance of 506.42 ft. to an iron pin and cap set;

Thence, with a new line across said 175.173 acre tract, South 86° 55 minutes 32 seconds East, passing an iron pin and cap set at 5261.44 ft., a total distance of 5286.77 ft. to a mag nail set in the centerline of said Plain City Georgesville Road ;

Thence, with the centerline of said Plain City Georgesville Road, South 06° 15 minutes 48 seconds East a distance of 67.41 ft. returning to the point beginning containing **57.9139 Acres** more or less.

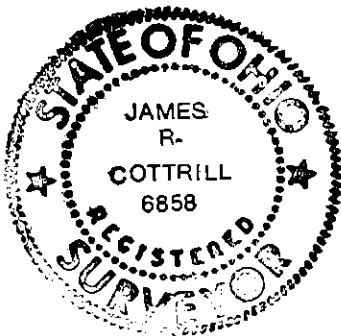
Bearings are based on a GPS observation on 10/21/09, W. G. S. 1984 geodetic North.

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 October 22, 2009 by James R. Cottrill registration #6858. (Job #S091005A)


James R. Cottrill,



57.9139 Acre Tract
Surveyed for Bill Hammond

The following described 57.9139 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8417, 8507, and 12126, and being part of a 175.173 acre tract conveyed to Peter A. Hammond, William H. Hammond, and John M. Hammond by Official Record 244 page 536, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of Plain City Georgesville Road (County Road 7)(50 ft. right-of-way), said mag nail is at the southeast corner of a 122.13 acre tract conveyed to Alan R. and Donald W. McDonald by Official Record 148 page 133;

Thence, with the centerline of said Plain City Georgesville Road, South $06^{\circ} 15$ minutes 48 seconds East a distance of 487.86 ft. to a mag nail set;

Thence, with a new line across said 175.173 acre tract, North $86^{\circ} 55$ minutes 32 seconds West, passing an iron pin and cap set at 25.34 ft., a total distance of 5286.77 ft. to an iron pin and cap set in the east line of a 252.9872 acre tract conveyed to William R. and Margaret J. McDonald by Official Record 98 page 1538;

Thence, with the east line of said 252.9872 acre tract, North $04^{\circ} 41$ minutes 00 seconds East a distance of 481.59 ft. to a cornerstone found at the southwest corner of said 122.13 acre tract;

Thence, with the south line of said 122.13 acre tract, South $86^{\circ} 55$ minutes 32 seconds East, passing an iron pin and cap set at 5168.76 ft., a total distance of 5194.10 ft. returning to the point beginning containing 57.9139 Acres more or less.

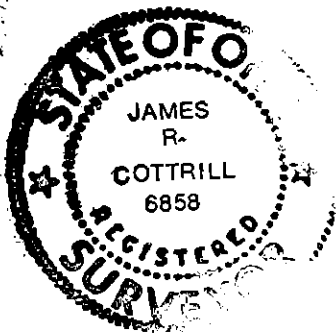
Bearings are based on a GPS observation on 10/21/09, W. G. S. 1984 geodetic North.

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 October 22, 2009 by James R. Cottrill registration #6858. (Job #S091005B)


James R. Cottrill,



59.1832 Acre Tract
Surveyed for Pete Hammond

The following described 59.1832 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8417, 8507, and 12126, and being part of a 175.173 acre tract conveyed to Peter A. Hammond, William H. Hammond, and John M. Hammond by Official Record 244 page 536, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of Plain City Georgesville Road (County Road 7)(50 ft. right-of-way), said mag nail is at the northeast corner of a 0.731 acre tract conveyed to Peter A. and Sandra K. Hammond by Deed Book 235 page 373;

Thence, with said 0.731 acre tract the following 2 courses:

- 1) North 86° 50 minutes 01 seconds West, passing a 1/2 inch diameter iron pipe found at 25.75 ft., a total distance of 177.13 ft. to a 1/2 inch diameter iron pipe found
- 2) South 06° 15 minutes 48 seconds East a distance of 182.36 ft. to a 1/2 inch diameter iron pipe found in the north line of a 1.615 acre tract conveyed to Mary E. and Ammon E. Yutzy by Official Record 234 page 2001;

Thence, with the north line of said 1.615 acre tract and a 129.21 acre tract conveyed to A.M. Yutzy LTD. by Official Record 234 page 2008, North 86° 50 minutes 01 seconds West, passing a mag nail found in at tree at the northern corner common to said 1.615 and said 129.21 acre tracts at 179.54 ft., a total distance of 1719.37 ft. to a 3 in. iron fence post found;

Thence, continuing with the north line of said 129.21 acre tract, the following two courses:

- 1) South 02° 41 minutes 22 seconds West a distance of 268.00 ft. to a 3 in. iron fence post found
- 2) North 86° 58 minutes 00 seconds West a distance of 3556.18 feet to a 3 in. iron fence post found in the east line of a 252.9872 acre tract conveyed to William R. and Margaret J. McDonald by Official Record 98 page 1538;

Thence, with the east line of said 252.9872 acre tract, North 04° 41 minutes 00 seconds East a distance of 574.89 ft. to an iron pin and cap set;

Thence, with a new line across said 175.173 acre tract, South 86° 55 minutes 32 seconds East a distance of 4943.40 ft. to an iron pin and cap set in the west line of a 2.00 acre tract conveyed to John M and Amy E. Hammond by Official Record 211 page 252;

Thence, with said 2.00 acre tract, the following two courses:

- 1) South 06° 13 minutes 40 seconds East a distance of 25.49 ft. to a 1 in. diameter electrical conduit found
- 2) North 83° 47 minutes 17 seconds East, passing a 1 in. diameter electrical conduit found at 410.68 ft., a total distance of 435.00 ft. to a mag nail set in the centerline of said Plain City Georgesville Road;

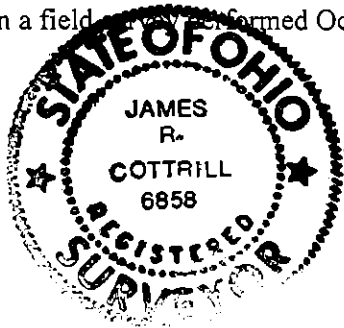
Thence, with the centerline of said Plain City Georgesville Road, South 06° 15 minutes 48 seconds East a distance of 174.57 ft. returning to the point beginning containing 59.1832 Acres more or less.

Bearings are based on a GPS observation on 10/21/09, 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 October 22, 2009 by James R. Cottrill registration #6858. (Job #S091005)




James R. Cottrill,