



67.9469 Acre Tract  
Surveyed for Wayne Francis

The following described 67.9469 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 152.9668 acre tract conveyed to Richard L. Green, Trustee, by Official Record 231 page 716, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of State Route 665 (60 ft. right-of-way) said mag nail is at the northeast corner of a 126.77 acre tract conveyed to Dean A. and Alisa K. DeMatteo by Deed Book 275 page 823, and at the northwest corner of said 152.9668 acre tract;

Thence, with the centerline of said State Route 665, South 75° 45 minutes 10 seconds East a distance of 1237.40 ft. to the northwest corner of a 12 acre tract conveyed to Jeffrey D. Bedard by Official Record 173 page 1317;

Thence, with said 12 acre tract the following 3 courses:

- 1) South 14° 10 minutes 12 seconds West, passing a 1 in. diameter electrical conduit found at 25.97 ft., a total distance of 608.99 ft. to a 1 in. diameter electrical conduit found
- 2) South 75° 46 minutes 03 seconds East a distance of 494.91 ft. to an iron pin and cap set
- 3) South 13° 51 minutes 44 seconds West, passing a 1 in. diameter electrical conduit found at 40.98 ft., a total distance of 71.63 ft. to a 1 in. diameter electrical conduit found at the northwest corner of a 108.0332 acre tract conveyed to Charles B. Reading, Et al by Official Record 110 page 2013;

Thence, with the west line of said 108.0332 acre tract, South 14° 13 minutes 47 seconds West a distance of 1204.50 ft. to an iron pin and cap set;

Thence, with a new line across said 152.9668 acre tract, North 70° 50 minutes 06 seconds West, passing an iron pin and cap set at 1872.60 ft., a total distance of 1882.60 ft. to the north east corner of a 100 acre tract conveyed to Gary Shipley, Et al. by Official Record 108 page 1671 and also the southeast corner of said 126.77 acre tract;

Thence, with the east line of said 126.77 acre tract, North 18° 56 minutes 49 seconds East, passing a 9 in. diameter wood fence post found at 1702.07 ft., a total distance of 1729.42 ft. returning to the point beginning containing 67.9469 acres more or less.

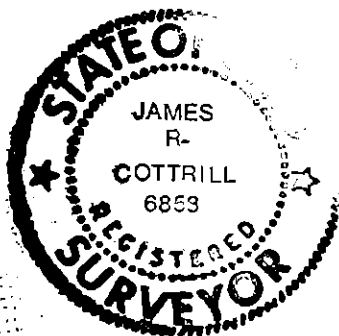
Bearings are based on the centerline of McGuire Road (North 47° 14 minutes 16 seconds West) as described in Official Record 231 page 716.

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 8, 2010 by James R. Cottrill registration #6858. (Job #S100401)

  
James R. Cottrill,



84.9259 Acre Tract  
Surveyed for Wayne Francis

The following described 84.9259 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 9717 & 12127, and being part of a 152.9668 acre tract conveyed to Richard L. Green, Trustee, by Official Record 231 page 716, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of McGuire Road (County Road 64) (40 ft. right-of-way) said railroad spike is at the southeast corner of a 100 acre tract conveyed to Gary Shipley, et al. by Official Record 108 page 1671, said spike is also at the southwest corner of said 152.9668 acre tract;

Thence, with the east line of said 100 acre tract, North 18° 56 minutes 49 seconds East, passing an iron pin and cap set at 26.32 ft., a total distance of 1551.48 ft. to the southeast corner of a 126.77 acre tract conveyed to Dean A. and Alisa K. De Matteo by Deed Book 275 page 823;

Thence, with a new line across said 152.9668 acre tract, South 70° 50 minutes 06 seconds East, passing an iron pin and cap set at 10.00 feet, a total distance of 1882.60 ft. to an iron pin and cap set in the west line of a 108.0332 acre tract conveyed to Charles B. Reading, Et al by Official Record 110 page 2013;

Thence, with the west line of said 108.0332 acre tract, the following two courses:

- 1) South 14° 13 minutes 47 seconds West a distance of 600.51 ft. to ¾" diameter iron pipe found
- 2) South 19° 56 minutes 44 seconds West, passing an iron pin and cap set at 1705.67 ft., a total distance of 1747.03 ft. to a 1 in. diameter electrical conduit found in the centerline of said McGuire Road;

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

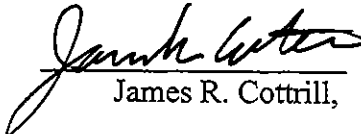
- 1) North 47° 14 minutes 16 seconds West a distance of 2020.70 ft. to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found
- 2) North 86° 54 minutes 12 seconds West a distance of 54.97 ft. returning to the point beginning containing **84.9259 Acres** more or less.

Bearings are based on the centerline of McGuire Road (North 47° 14 minutes 16 seconds West) as described in Official Record 231 page 716.

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 8, 2010 by James R. Cottrill registration #6858. (Job #S100401A)

  
James R. Cottrill,

