

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
 - 3/4" IRON PIPE (FOUND)
 - ⊠ 3/4" SQUARE IRON AXEL (FOUND)
 - SOLID IRON PIN (FOUND)
 - △ TOWNSHIP STONE (FOUND)
 - ☆ CENTERLINE INT. MONUMENT BOX (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - MAG NAIL (SET)
 - △ PK NAIL (FOUND)
 - ⊠ 5/8" ♂ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE
BETTY J BETHEL & PAUL E FORNOF
OR 191 P 2223
360.9819 ACRES

SUBDIVISION OF TRACT #16
 W.A.DUN LAND 1896
 RECORDED IN PROBATE COURT
 DB 72 P 373
 80.11 AC. (TRACT 6)
 DB 72 P 377
 86.32 AC. (TRACT 5)
 DB 75 P 55
 99.88 AC (TRACT 2)
 DB 81 P 566
 134.85 AC.
 (TRACT 1)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 7/15/10

REVISED 7/15/10

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

0.0590, 181.0427 & 180.9838± ACRES
VMS 12019 & 12070, MONROE & SOMERFORD TOWNSHIPS, MADISON COUNTY, OHIO.
SURVEYED FOR PAUL FORNOF.

DATE DRAWN: 6/30/10	SCALE : 1" = 500'	CREW: MW
JOB # S100604	500' 250' 0 500'	DWN. BY: RC
F. B. #		CK. BY:

NOTE
 360.9819 ACRE TRACT AS RECORDED BY OR 191 P 2223 WAS SURVEYED BY ROGER E. THOMPSON PS 6552. I FOUND A PROBLEM WITH THE EAST LINE ALONG THE CENTERLINE OF THOMAS ROAD. UPON FURTHER RESEARCH, I FOUND, ON A PLAT OF THE SUBDIVISION OF LOT #16 OF W.A. DUN LAND 1896 RECORDED IN PROBATE COURT, THAT FORNOF'S DEED LINES WERE NOT ALONG THE CENTERLINES OF THOMAS ROAD NOR BECKER ROAD. THIS I ALSO CONFIRMED THIS WITH THE DEEDS (OR 186 P 148, DB 279 P 231, & OR 250 P 1948) ON THE OTHER SIDE OF THE ROADS. THE CORRECT DEED LINES ARE AS SHOWN ON THIS PLAT. ALSO SHOWN ON THIS PLAT ARE THE ORIGINAL LINES OF DUN'S SUBDIVISION.

45-10

0.0590 Acre Tract
Surveyed for Paul Fornof

The following described 0.0590 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 12070, the purpose of this survey is to resolve a deed overlap between a 360.9819 acre tract conveyed to Betty J. Bethel and Paul E. Fornof (also see Deed Book 207 page 366 a 153.27 acre tract) and a 1.2856 acre tract conveyed to Rodney B. and Barbara J. Ayres by Official Record 40 page 355, and being more particularly described as follows:

Commencing at an iron pin found in the centerline of Thomas Road (Township Road 121)(right-of-way width unknown) said iron pin is at the southernmost corner of a 45.72 acre tract conveyed to Robert Lee Persinger by Deed Book 279 page 231, said iron pin bears North 18° 53 minutes 42 seconds East a distance of 15.20 ft. from a PK nail found at the centerline intersection of said Thomas Road with Becker Road (County Road 120)(50 ft. right-of-way);

Thence, with the southwest line of said 45.72 acre tract being 15 ft. north east of the centerline of said Becker Road, North 61° 46 minutes 01 seconds West a distance of 332.09 ft. to a point in the southeast line of said 1.2856 acre and at **The True Point Beginning**;

Thence, with said 1.2856 acre tract the following 3 courses:

- 1) South 28° 20 minutes 54 seconds West a distance of 12.83 ft. to the southeast corner of said 1.2856 acre tract
- 2) North 61° 47 minutes 17 seconds West a distance of 199.65 ft. to the southwest corner of said 1.2856 acre tract
- 3) North 28° 17 minutes 58 seconds East a distance of 12.90 ft. to a point in the north line of said 153.27 acre tract also being in the south line of said 45.72 acre tract and 15 ft. northeast of the centerline of said Becker Road;

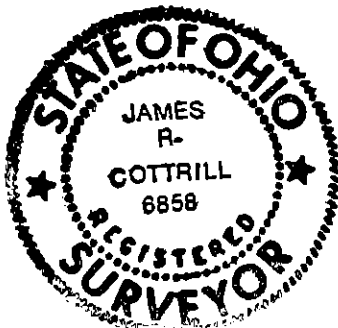
Thence, with the line between said 153.27 and 45.72 acre tracts and being 15 ft. northeast of the centerline of said Becker Road, South 61° 46 minutes 01 seconds East a distance of 199.66 returning to **The True Point Beginning** containing **0.0590 Acres** more or less.

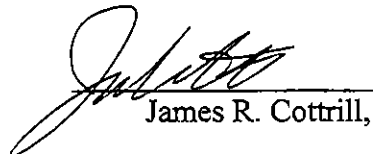
Bearings are based on a GPS observation on 6/21/10 W. G. S. 1984 geodetic North.

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 June 30, 2010 by James R. Cottrill registration #6858. (Job #S100604B)




James R. Cottrill,

180.9838 Acre Tract
Surveyed for Paul Fornof

The following described 180.9838 acre tract is situated in the State of Ohio, Madison County, Somerford and Monroe Townships, VMS 12070 and 12019, being part of a 360.9819 acre tract conveyed to Betty J. Bethel and Paul E. Fornof and being more particularly described as follows:

Commencing at a centerline monument box found at the intersection of State Route 29 (60 ft. right-of-way) with the centerline of Thomas Road (Township Road 121)(right-of-way width unknown) said monument is at the southernmost corner of a 1.01 acre tract conveyed to Ralph L. Ward, Et al by Deed Book 265 page 276;

Thence, with the centerline of said State Route 29, North 53° 16 minutes 31 seconds West, passing an iron pin found at the southernmost corner of a 153.27 acre tract conveyed to Fornof by Deed Book 207 page 366 at 22.16 ft., a total distance of 200.00 ft. to a mag nail set in said centerline at the westernmost corner of said 1.01 acre tract and at **The True Point Beginning**;

Thence, continuing with the centerline of said State Route 29, North 53° 16 minutes 31 seconds West a distance of 2141.27 ft. to a mag nail set in said centerline;

Thence, with a new line across said 360.9819 acre tract, North 38° 31 minutes 13 seconds East, passing iron pin and caps set at 33.11 ft. and 3329.20 ft., also passing the centerline of Becker Road (County Road 120)(50 ft. right-of-way) also being the northeast line of said 360.9819 acre tract (see plat accompanying this legal description for explanation) at 3355.91 ft., a total distance of 3371.95 ft. to an iron pin and cap set in the southwest line of a 40 acre tract conveyed to Vernon Arthur Vick II by Official Record 186 page 148 and in the north line of the 134.85 acre tract conveyed to Fornof by Deed Book 81 page 566;

Thence, with the south line of said 40 acre tract and the north line of said 134.85 and 153.27 acre tracts and parallel to and 15 ft. north of the centerline of said Becker Road, the following two courses:

- 1) South 30° 48 minutes 15 seconds East a distance of 607.18 ft. to an iron pin and cap set
- 2) South 61° 46 minutes 01 seconds East a distance of 675.00 ft. to the southwest corner of a 45.72 acre tract conveyed to Robert Lee Persinger by Deed Book 279 page 231;

Thence, with the south line of said 45.72 acre tract and the north line of said 153.27 acre tract and parallel to and 15 ft. north of the centerline of said Becker Road, South 61° 46 minutes 01 seconds East a distance of 274.48 ft. to a point in the west line of a 1.2856 acre tract conveyed to Rodney B. and Barbara J. Ayres by Official Record 40 page 355;

Thence, with said 1.2856 acre tract the following 3 courses:

- 1) South 28° 17 minutes 58 seconds West a distance of 12.90 ft. to the southwest corner of said 1.2856 acre tract
- 2) South 61° 47 minutes 17 seconds East a distance of 199.65 ft. to the southeast corner of said 1.2856 acre tract
- 3) North 28° 20 minutes 54 seconds East a distance of 12.83 ft. to a point in the north line of said 153.27 acre tract also being in the south line of said 45.72 acre tract and 15 ft. northeast of the centerline of said Becker Road;

Thence, with the line between said 153.27 and 45.72 acre tracts and being 15 ft. northeast of the centerline of said Becker Road, South 61° 46 minutes 01 seconds East, passing an iron pin found in the centerline of said Thomas Road at 332.09 ft., a total distance of 350.80 ft. to an iron pin and cap set at the northeast corner of said 153.27 acre tract and the northwest corner of a 314.92 acre tract conveyed to Midwest Farms, LLC by Official Record 250 page 1948;

Thence, with the east line of said 153.27 acre tract and the west line of said 314.92 acre tract, the following two courses:

- 1) South 18° 26 minutes 31 seconds West a distance of 571.27 ft. to a 5/8 inch diameter iron pin found
- 2) South 05° 16 minutes 49 seconds West a distance of 813.57 ft. to an iron pin and cap set;

Thence, North 58° 18 minutes 19 seconds West a distance of 16.42 ft. to an iron pin and cap set at an angle point in the centerline of said Thomas Road and corner to a 2.503 acre tract conveyed to Charles D. Brewer by Official Record 235 page 2106;

Thence, with the centerline of said Thomas Road and the east line of said 2.503 acre tract, North 05° 01 minutes 01 seconds East, passing the southeast corner of a 1.1885 acre tract also conveyed to Charles D. Brewer by Official Record 235 page 2106 at 127.29 ft. a total distance of 632.05 ft. to a railroad spike found at the northernmost corner of said 1.1885 acre tract;

Thence, with the west line of said 1.1885 and 2.503 acre tracts, South 30° 55 minutes 47 seconds West, passing the west corner common to said tracts at 469.42 ft., a total distance of 694.42 ft. to an iron pin and cap set at the southwest corner of said 2.503 acre tract;

Thence, with said 2.503 acre tract the following 2 courses:

- 1) South 63° 10 minutes 59 seconds East, passing an iron pin and cap set at 225.10 ft., a total distance of 251.30 ft. to a railroad spike found in the centerline of said Thomas Road
- 2) North 44° 15 minutes 18 seconds East, with the centerline of said Thomas Road, a distance of 110.88 ft. to an iron pin and cap set;

Thence, South 58° 18 minutes 19 seconds East a distance of 16.42 ft. to an iron pin and cap set corner to said 314.92 acre tract;

Thence, with the line between said 314.92 and 153.27 acre tracts, the following three courses:

- 1) South 44° 02 minutes 50 seconds West a distance of 1190.00 ft. to an iron pin and cap set
- 2) North 42° 27 minutes 39 seconds West, passing the centerline of said Thomas Road at 27.00 ft., a total distance of 53.99 ft. to a 3/4 inch diameter iron pipe found
- 3) South 50° 17 minutes 28 seconds West a distance of 760.66 ft. to an iron pin and cap set in the north east line of said Ward's 1.01 acre tract;

Thence, with said 1.01 acre tract the following 2 courses:

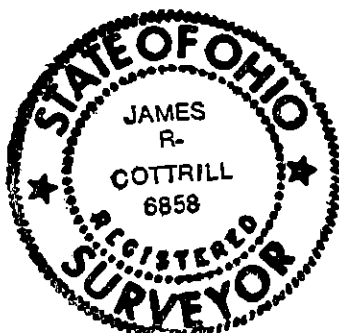
- 1) North 53° 16 minutes 31 seconds West a distance of 176.65 ft. to an iron pin and cap set
- 2) South 50° 36 minutes 51 seconds West, passing an iron pin and cap set at 186.13 ft., a total distance of 220.00 ft. returning to **The True Point Beginning containing 180.9838 Acres** more or less, of which 179.1886 acres more or less is in Somerford Township and 1.7952 acres more or less is in Monroe Township.

Bearings are based on a GPS observation on 6/21/10 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 June 30, 2010 by James R. Cottrill registration #6858. (Job #S100604) revised July 15, 2010




James R. Cottrill,

181.0427 Acre Tract
Surveyed for Paul Fornof

The following described 181.0427 acre tract is situated in the State of Ohio, Madison County, Somerford and Monroe Townships, VMS 12070 and 12019, being part of a 360.9819 acre tract conveyed to Betty J. Bethel and Paul E. Fornof and being more particularly described as follows:

Commencing at a centerline monument box found at the intersection of State Route 29 (60 ft. right-of-way) with the centerline of Thomas Road (Township Road 121)(right-of-way width unknown) said monument is at the southernmost corner of a 1.01 acre tract conveyed to Ralph L. Ward, Et al by Deed Book 265 page 276;

Thence, with the centerline of said State Route 29, North 53° 16 minutes 31 seconds West, passing an iron pin found at the southernmost corner of a 153.27 acre tract conveyed to Fornof by Deed Book 207 page 366 at 22.16 ft., a total distance of 3883.83 ft. to a mag nail set in said centerline at the southernmost corner of a 5.4652 acre tract conveyed to Walter J. and Betty J. Bethel by Official Record 192 page 2631 and at **The True Point Beginning**;

Thence, with said 5.4652 acre tract the following 2 courses:

- 1) North 36° 43 minutes 45 seconds East, passing a 3/4 inch diameter iron pipe found at 29.80 ft., a total distance of 419.94 ft. to an iron pin and cap set
- 2) North 53° 27 minutes 51 seconds West a distance of 568.34 ft. to a 3/4 inch diameter iron pipe found at the northeast corner of a 5.4652 acre tract conveyed to John Woodrow and Dawn Alane Wilson by Official Record 242 page 920, said iron pipe is also at the southeast corner of a 398.2868 acre tract conveyed to John Jacob Fornof, Et al by Official Record 216 page 1551

Thence, with the southeast line of said 398.2868 acre tract, North 38° 31 minutes 13 seconds East, passing a 3/4 inch diameter iron pipe found at 3833.11 ft., a total distance of 3857.96 ft. to a railroad spike found in the centerline of Becker Road (County Road 120)(50 ft. right-of-way);

Thence, with the centerline of said Becker Road, South 29° 11 minutes 40 seconds East a distance of 149.98 ft. to a mag nail set at the southernmost corner of a 168.5 acre tract conveyed to FUAB, LLC of by Official Record 253 page 543, also northeast corner of an 80.11 acre tract conveyed to Fornof by Deed Book 72 page 373;

Thence, with the south east line of said 168.5 acre tract also being the northwest line of a 99.88 acre tract conveyed to Fornof by Deed Book 75 page 55, North 37° 43 minutes 34 seconds East a distance of 24.50 ft. to a 3/4 inch square iron axle found at the northwest corner of said 99.88 acre tract and at the southwest corner of a 66.95 acre tract conveyed to Vernon Arthur Vick II by Official Record 186 page 148 (see plat accompanying this legal description for explanation);

Thence, with the southwest line of said 66.95 acre tract, South 28° 57 minutes 55 seconds East a distance of 1645.76 ft. to an iron pin and cap set corner to VMS 12070 and 7528, also at the southwest corner of a 40 acre tract conveyed to Vernon Arthur Vick II by Official Record 186 page 148;

Thence, with the southwest line of said 40 acre tract and a line parallel to and 15 ft. northeast of the centerline of Becker Road, South 30° 48 minutes 15 seconds East a distance of 496.11 ft. to an iron pin cap set;

Thence, with a new line across said 360.9819 acre tract, South 38° 31 minutes 13 seconds West, passing the centerline of Becker Road and the north east line of said 360.9819 acre tract (see plat accompanying this legal description for explanation) at 16.03 ft., also passing iron pin and caps set at 42.75 and 3338.84 ft. a total distance of 3371.95 ft. to a mag nail set in the centerline of said State Route 29

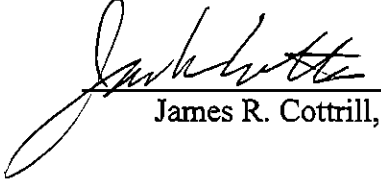
Thence, with the centerline of said State Route 29, North 53° 16 minutes 31 seconds West a distance of 1542.56 ft. returning to **The True Point Beginning** containing **181.0427 Acres** more or less, of which 172.9816 acres more or less is in Somerford Township and 8.0611 acres more or less is in Monroe Township.

Bearings are based on a GPS observation on 6/21/10 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.

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This description is based on a field survey performed June 30, 2010 by James R. Cottrill registration #6858. (Job #S100604A)


James R. Cottrill,

