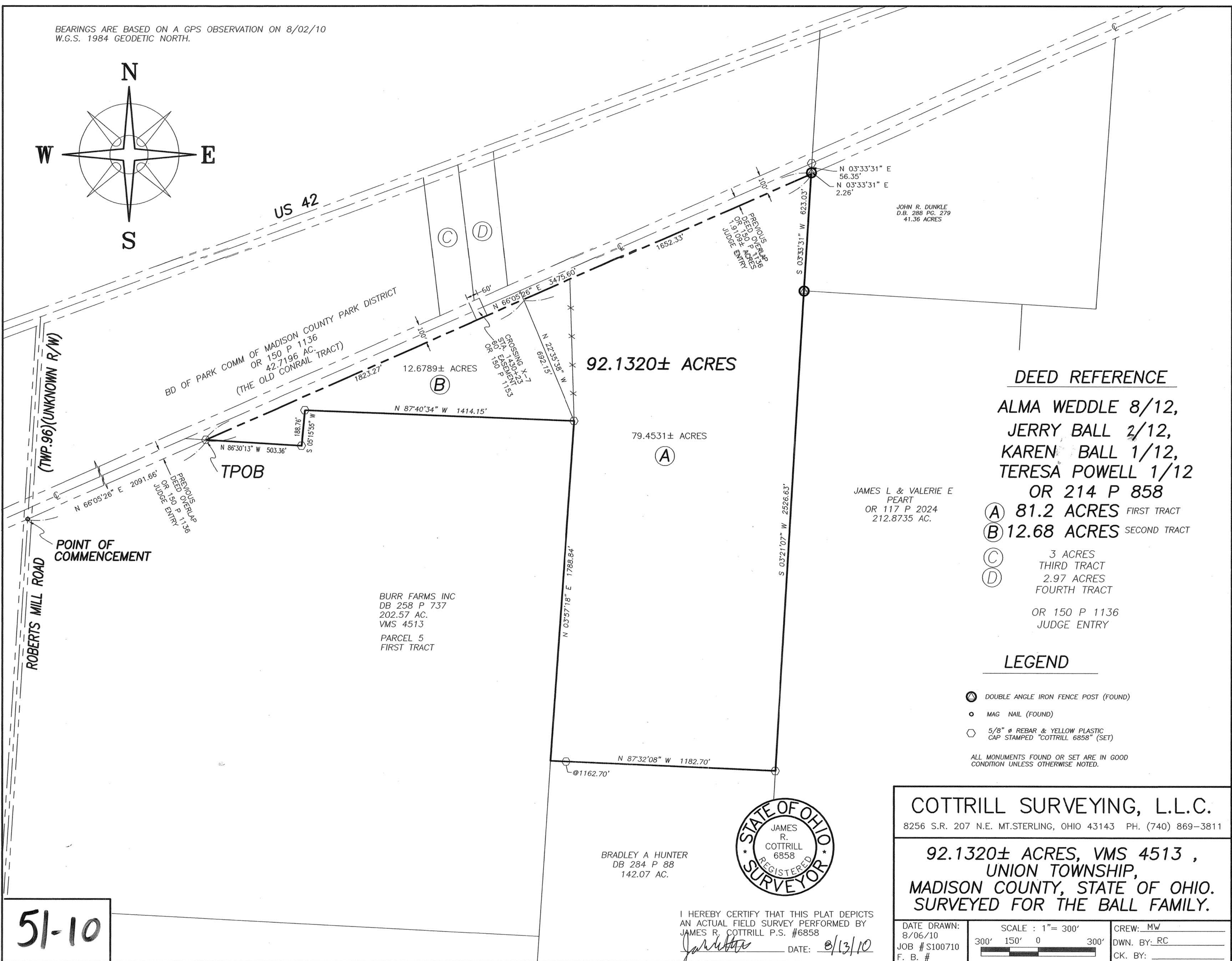
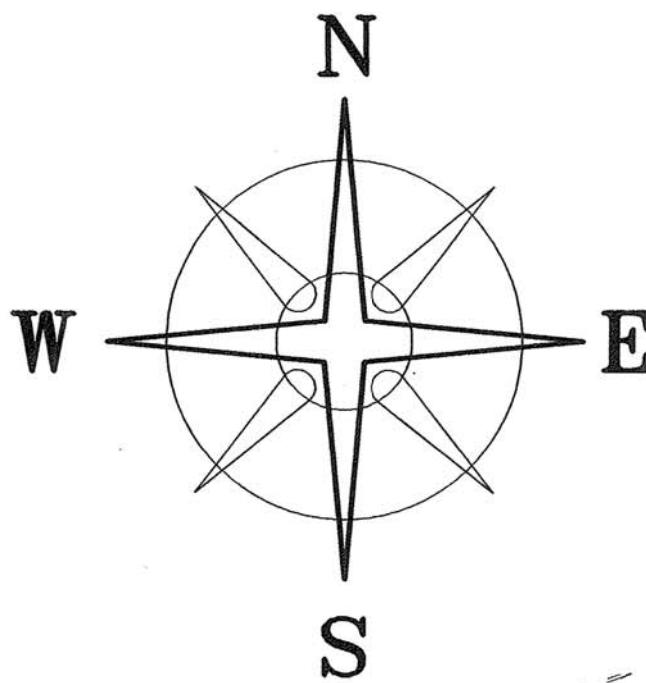


BEARINGS ARE BASED ON A GPS OBSERVATION ON 8/02/10
W.G.S. 1984 GEODETIC NORTH.



JOHN R. DUNKLE
D.B. 288 PG. 279
41.36 ACRES

DEED REFERENCE
ALMA WEDDLE 8/12,
JERRY BALL 2/12,
KAREN BALL 1/12,
TERESA POWELL 1/12
OR 214 P 858
Ⓐ 81.2 ACRES FIRST TRACT
Ⓑ 12.68 ACRES SECOND TRACT
Ⓒ 3 ACRES THIRD TRACT
Ⓓ 2.97 ACRES FOURTH TRACT
OR 150 P 1136
JUDGE ENTRY

JAMES L & VALERIE E
PEART
OR 117 P 2024
212.8735 AC.

BURR FARMS INC
DB 258 P 737
202.57 AC.
VMS 4513
PARCEL 5
FIRST TRACT

BRADLEY A HUNTER
DB 284 P 88
142.07 AC.

LEGEND

- Ⓐ DOUBLE ANGLE IRON FENCE POST (FOUND)
 - MAG NAIL (FOUND)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (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: 8/13/10

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

92.1320± ACRES, VMS 4513, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR THE BALL FAMILY.

DATE DRAWN: 8/06/10	SCALE: 1" = 300'	CREW: MW
JOB # S100710	300' 150' 0 300'	DWN. BY: RC
F. B. #		CK. BY:

51-10

92.1320 Acre Tract
Surveyed the Ball Family

The following described 92.1320 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, and being all of an 81.2 acre tract (first tract) and a 12.68 acre tract (second tract) both tracts conveyed to Alma Weddle, Jerry Ball, Karen Ball, and Teresa Powell by Official Record 214 page 858, and being more particularly described as follows:

Commencing at a mag nail found at the intersection of the centerline of Roberts Mill Road (Township Road 96)(right-of-way width unknown) with the south line of a 42.7196 acre tract (the old Conrail railroad tract) conveyed to The Board of Park Commissioners of Madison County Park District by Official Record 150 page 1136, said mag nail is also in the west line of a 202.57 acre tract conveyed to Burr Farms, Inc. by Deed Book 258 page 737;

Thence, with the south line of said 42.7196 acre tract, North 66° 05 minutes 26 seconds East a distance of 2091.66 ft. to an iron pin and cap set in the north line of said 202.57 acre tract, the western most corner of said 12.68 acre tract, and **The True Point Beginning**;

Thence, continuing with the south line of said 42.7196 acre tract, North 66° 05 minutes 26 seconds East, passing the north corner common to said 81.2 and 12.68 acre tracts at 1823.27 ft., a total distance of 3475.60 ft. to a point in the west line of a 41.36 acre tract conveyed to John R. Dunkle by Deed Book 288 page 279, from said point an iron pin and cap set bears North 3° 33 minutes 31 seconds East a distance of 56.35 ft., also a double angle iron fence post bears North 04° 33 minutes 31 seconds East a distance of 2.26 ft.;

Thence, with the west line of said 41.36 acre tract, South 03° 33 minutes 31 seconds West a distance of 623.03 ft. to a double angle iron fence post found at the northwest corner of a 212.8735 acre tract conveyed to James L. and Valerie E. Peart by Official Record 117 page 2024;

Thence, with the west line of said 212.8735 acre tract, South 03° 21 minutes 07 seconds West a distance of 2526.63 ft. to an iron pin and cap set at the northeast corner of a 142.07 acre tract conveyed to Bradley A. Hunter by Deed Book 284 page 88;

Thence, with the north line of said 142.07 acre tract, North 87° 32 minutes 08 seconds West, passing an iron pin and cap set at 1162.70 ft., a total distance of 1182.70 ft. to a point in the east line of said Burr's 202.57 acre tract;

Thence, with said 202.57 acre tract the following 4 courses:

- 1) North 03° 57 minutes 18 seconds East a distance of 1788.84 ft. to an iron pin and cap set
- 2) North 87° 40 minutes 34 seconds West a distance of 1414.15 ft. to an iron pin and cap set
- 3) South 05° 15 minutes 55 seconds West a distance of 188.76 ft. to an iron pin and cap set
- 4) North 86° 30 minutes 13 seconds West a distance of 503.36 ft. returning to **The True Point Beginning** containing **92.1320 Acres** more or less, of which 81.3639 acres more or less is all of said 81.2 acre tract and 12.6789 acres more or less is all of said 12.68 acre tract.

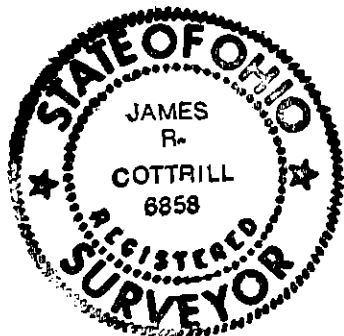
With the benefit of a 60' easement crossing X-7 found at station 1430+23 recorded in Official Record 150 page 1153 and more clearly shown on plat accompanying this legal description.

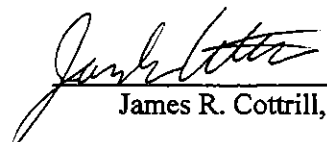
Bearings are based on a GPS observation on 08/02/10 W. G. S. 1984 geodetic North.

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 August 6, 2010 by James R. Cottrill registration #6858. (Job #S100710)




James R. Cottrill,