

DEED REFERENCE

MARY L. BANDY
OR 149 P 1370 (MADISON COUNTY)
OR 506 P 1148 (PICKAWAY COUNTY)

PARCEL ONE

- (A) 57.5 AC. TRACT 1 B06-0-001-00-089-00
- (B) 42.1 AC. TRACT 2 B06-0-001-00-094-00
- (C) 41.43 AC. TRACT 3 B06-0-001-00-091-00
- (D) 36.45 AC. TRACT 4 B06-0-001-00-093-00
- (E) 68.125 AC. TRACT 5 B06-0-001-00-092-00
- (F) 6.448 AC. TRACT 6 B06-0-001-00-090-00

PARCEL TWO

- (G) 45.295 AC. TRACT 1 B06-0-001-00-088-00
- (H) 9.163 AC. TRACT 2 B06-0-001-00-088-03

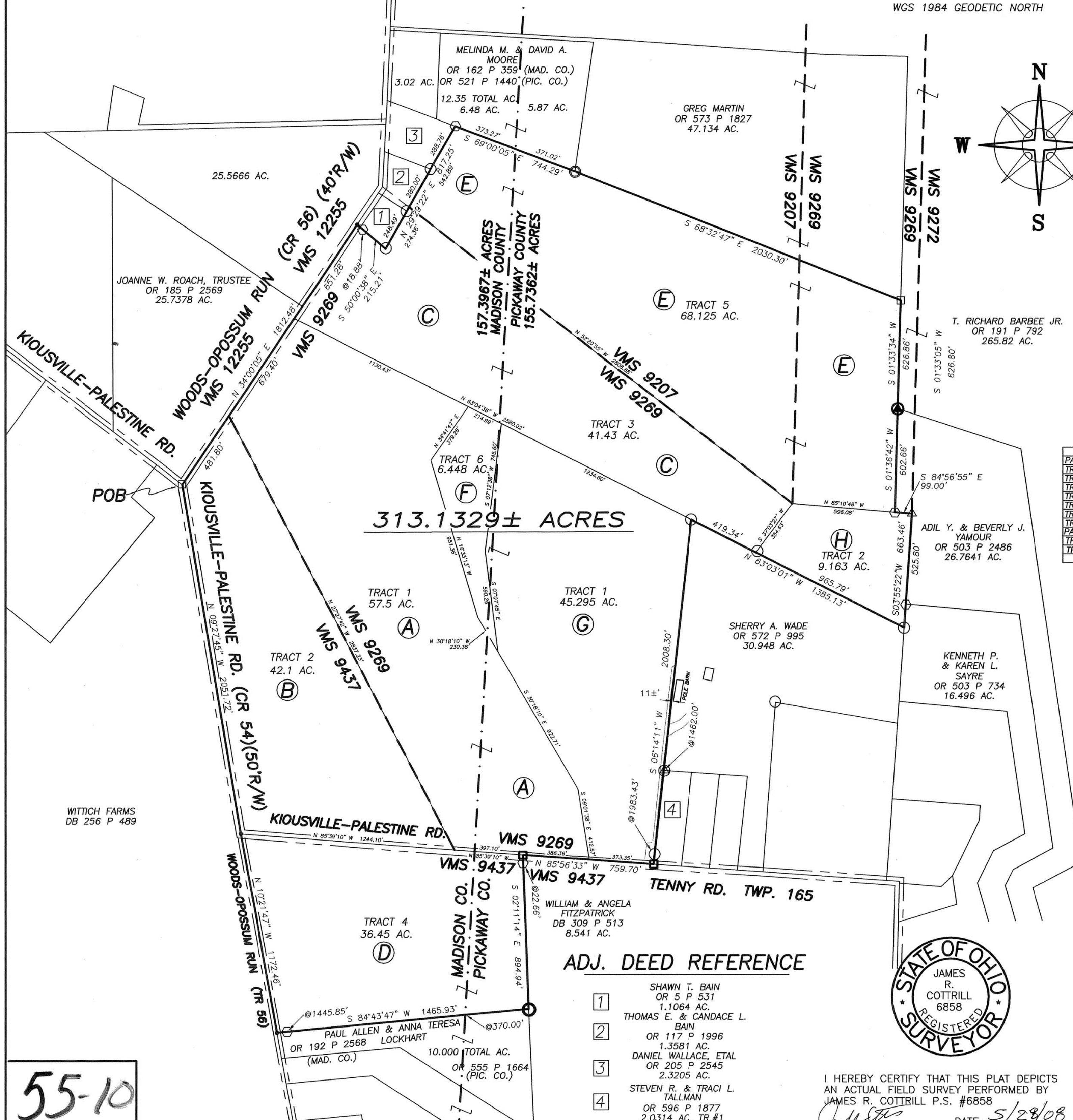
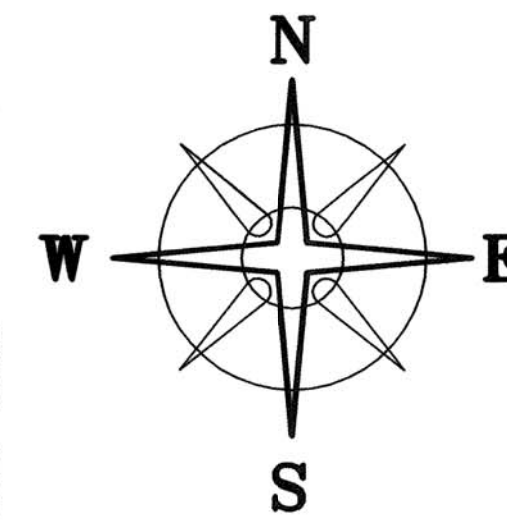
ACREAGE BREAK DOWN

PARCEL ONE	PICKAWAY COUNTY		MADISON COUNTY		TOTAL	
	TAX#	TAX AC.	NEW AC.	TAX AC.	NEW AC.	ORIG. AC.
TRACT 1	089-00	11.68	11.4673±	45.82	51.8319±	57.5 AC.
TRACT 2					42.1	42.2367±
TRACT 3	094-00	22.1	22.5943±	18.81	19.6013±	41.43
TRACT 4	091-00	7.05	6.8547±	29.40	29.5457±	36.45
TRACT 5	093-00	42.71	42.4628±	7.42	7.6323±	68.125
TRACT 6	092-00	18.0	18.0219±			18.0
TRACT 6	090-00	0.79	0.2301±	5.66	6.1953±	6.448
TRACT 6					6.448	6.4254±
TRACT 1	088-00	45.295	44.9400±			45.295
TRACT 2	088-03	9.163	9.1657±			9.163
TOTAL		155.7362±	AC.	157.3967±	AC.	313.1329±

LEGEND

- 4" Ø IRON PIPE FENCE POST (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⊙ WOOD FENCE POST (FOUND)
- 1/2" IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" REBAR (FOUND)
- 3/4" SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FD.)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



ADJ. DEED REFERENCE

- 1 SHAWN T. BAIN OR 5 P 531 1.1064 AC.
- 2 THOMAS E. & CANDACE L. BAIN OR 117 P 1996 1.3581 AC.
- 3 DANIEL WALLACE, ETAL OR 205 P 2545 2.3205 AC.
- 4 STEVEN R. & TRACI L. TALLMAN OR 596 P 1877 2.0314 AC. TR.#1



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 5/28/08

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

313.1329± ACRES, VMS 9207, 9269, & 9437, PLEASANT TOWNSHIP/MADISON COUNTY &, DARBY TOWNSHIP/PICKAWAY COUNTY, STATE OF OHIO. SURVEYED FOR JERRY AEH

DATE DRAWN: 5/12/08	SCALE: 1" = 400'	CREW: MW
JOB # S080502	400' 200' 0 400'	DWN. BY: MW, RC
F. B. # 41		CK. BY:

55-10

313.1329 Acre Tract
Surveyed for Jerry Aeh

The following described 313.1329 acre tract is situated in the State of Ohio, Pleasant Township in Madison County and Darby Township in Pickaway County, VMS 9207, 9269, and 9437, and being all that remains of a 57.5 (Pic. Co. Tax #B06-0-001-00-089-00, 11.68 ac.), 42.1, 41.43 (Pic. Co. Tax #B06-0-001-00-094-00, 22.1 ac.), 36.45 (Pic. Co. Tax #B06-0-001-00-091-00, 7.05 ac.), 68.125 (Pic. Co. Tax #B06-0-001-00-093-00, 42.71 ac. & #B06-0-001-00-092-00, 18.0 ac.), 6.448 (Pic. Co. Tax #B06-0-001-00-090-00, 0.79 ac.), 45.295 (Pic. Co. Tax #B06-0-001-00-088-00, 45.295 ac.), and 9.163 (Pic. Co. Tax #B06-0-001-00-088-03, 9.163 ac.) acre tracts all 8 tracts conveyed to Mary L. Bandy by Official Record 149 page 1370 (Madison County) and Official Record 506 page 1148 (Pickaway County), and be more particularly described as follows:

Beginning at a 5/8 inch diameter rebar found at the centerline intersection of Kiousville-Palestine Road (Madison County Road 54) (50 ft. right-of-way) with the centerline of Woods-Opossum Run Road (Madison County Road 56) (40 ft. right-of-way), said Rebar is at the northwest corner of said 42.1 acre tract and the southernmost corner of a 25.7378 acre tract conveyed to Joanne W. Roach, Trustee by Official Record 185 page 2569 (Madison County);

Thence, with the centerline of said Woods-Opossum Run Road, North 34° 00 minutes 05 seconds East, passing the northwest corner of said 57.5 acre tract at 481.80 ft., also passing the northwest corner of said 41.43 acre tract at 1161.20 ft., a total distance of 1812.48 ft. to a mag nail set in said centerline at the westernmost corner of a 1.1064 acre tract conveyed to Shawn T. Bain by Official Record 5 page 531 (Madison County);

Thence, with the southwest line of said 1.1064 acre tract, South 50° 00 minutes 38 seconds East, passing an iron pin and cap set at 18.88 ft., a total distance of 215.21 ft. to a 3/4" diameter iron pipe found;

Thence, North 29° 29 minutes 22 seconds East, passing a 3/4" diameter iron pipe found at the southernmost corner of a 1.3581 acre tract conveyed to Thomas E. and Candace L. Bain by Official Record 117 page 1996 (Madison County) at 248.49 ft., also passing a 3/4" diameter iron pipe found at the southeast corner of a 2.3205 acre tract conveyed to Daniel Wallace, EtAl by Official Record 205 page 2545 (Madison County) at 528.49 ft., a total distance of 817.25 ft. to an iron pin and cap set in the south line of a 12.35 acre tract conveyed to Melinda M. and David A. Moore by Official Record 162 page 359 (Madison County) Official Record 521 page 1440 (Pickaway County);

Thence, with the south line of said 12.35 acre tract, South 69° 00 minutes 05 seconds East, passing the Madison/Pickaway County line at 373.27 ft., a total distance of 744.29 ft. to a 1/2" diameter iron pipe found at the southwest corner of a 47.134 acre tract conveyed to Greg Martin by Official Record 573 page 1827 (Pickaway County);

Thence, with the south line of said 47.134 acre tract, South 68° 32 minutes 47 seconds East a distance of 2030.30 ft. to a 5/8 inch diameter rebar found in the west line of a 265.82 acre tract conveyed to T. Richard Barbee Jr. by Official Record 191 page 792 (Pickaway County);

Thence, with the west line of said 265.82 acre tract, South 01° 33 minutes 34 seconds West a distance of 626.86 ft. to a wooden fence post found at the northwest corner of a 26.7641 acre tract conveyed to Adil Y. and Beverly J. Yamour by Official Record 503 page 2486 (Pickaway County);

Thence, with the west line of said 26.7641 acre tract the following 3 courses:

- 1) South 01° 36 minutes 42 seconds West a distance of 602.66 ft. to an iron pin and cap previously set
- 2) South 84° 56 minutes 55 seconds East a distance of 99.00 ft. to a record cornerstone found
- 3) South 03° 55 minutes 22 seconds West, passing an iron pin and cap previously set at the northwest corner of a 16.496 acre tract conveyed to Kenneth P. and Karen L. Sayre by Official Record 503 page 734 (Pickaway County) at 525.80 ft., a total

distance of 663.46 ft. to a ¾" diameter iron pipe found at the north east corner of a 30.948 acre tract conveyed to Sherry A. Wade by Official Record 572 page 995 (Pickaway County);

Thence, with said 30.948 acre tract the following 2 courses:

- 1) North 63° 03 minutes 01 seconds West, passing a ¾" diameter iron pipe found at the southern corner common to said 41.43 and 9.163 acre tracts at 965.79 ft. a total distance of 1385.13 ft. to a ¾" diameter iron pipe found
- 2) South 06° 14 minutes 11 seconds West, passing a 5/8 inch diameter rebar and yellow plastic caps stamped "Elliott 7759" found at the northwest corner of a 2.0314 acre tract conveyed to Stephen R. and Tracy L. Tallman Y. Official Record 596 page 1877 (Pickaway County) at 1462.00 ft., also passing a ¾" diameter iron pipe found at 1983.43 ft., a total distance of 2008.30 ft. to a ¾" diameter solid iron pin found near the north edge of pavement of Tenny Road (Darby Township Road 165)

Thence, with the southern line of said 45.295 and 57.5 acre tracts near the north edge of pavement of said Tenny Road, North 85° 56 minutes 33 seconds West, passing the southern corner common to said 45.295 and 57.5 acre tracts at 373.35 ft., a total distance of 759.70 ft. to a ¾" diameter iron pipe found at the northwest corner of an 8.541 acre tract conveyed to William and Angela Fitzpatrick by Deed Book 309 page 513 (Pickaway County);

Thence, with the west line of said 8.541 acre tract, South 02° 11 minutes 14 seconds East passing an iron pin and cap set at 22.66', a total distance of 894.94 ft. to a 4 in. diameter metal fence post found at the northeast corner of a 10.000 acre tract conveyed to Paul Allen and Anna Teresa Lockhart by Official Record 555 page 1664 (Pickaway County) and Official Record 192 page 2568 (Madison County);

Thence, with the north line of said 10.000 acre tract, South 84° 43 minutes 47 seconds West, passing the Pickaway/Madison County line at 370.00 ft., also passing an iron pin and cap set at 1445.85 ft., a total distance of 1465.93 ft. to a mag nail set in the centerline of Woods Opossum Run Road (Pleasant Township Road 56);

Thence, with the centerline of said Woods Opossum Run Road, North 10° 21 minutes 47 seconds West a distance of 1172.46 ft. to a mag nail set at the centerline intersection of said Woods Opossum Run Road with the centerline of said Kiousville-Palestine Road;

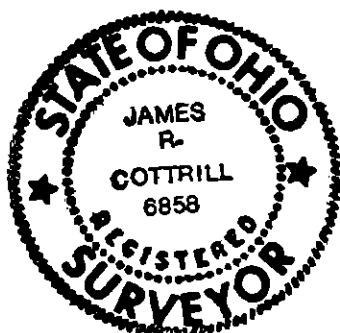
Thence, with the centerline of said Kiousville-Palestine Road, North 09° 27 minutes 45 seconds West a distance of 2051.72 ft. returning to the point beginning containing **313.1329 Acres** more or less of which 157.3967 acres more or less is in Madison County and 155.7362 acres more or less is in Pickaway County, also there are 63.2993 acres more or less in said 57.5 acre tract, 42.2367 acres more or less in said 42.1 acre tract, 42.1956 acres more or less in said 41.43 acre tract, 36.4004 acres more or less in said 36.45 acre tract, 68.1170 acres more or less in said 68.125 acre tract, 6.4254 acres more or less in said 6.448 acre tract, 45.2934 acres more or less in said 45.295 acre tract, and 9.1657 acres more or less in said 9.163 acre tract.

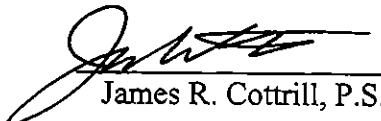
Bearings are based on a GPS observation a on May 12, 2008, WGS 1984 geodetic north.

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 May 12 , 2008 by James R. Cottrill registration #6858. (Job #S080502)




James R. Cottrill, P.S.