

**DEED REFERENCE**

CYNTHIA Hill & DIANE JOHNSON WADE

CO TRUSTEES

DB 185 P 15

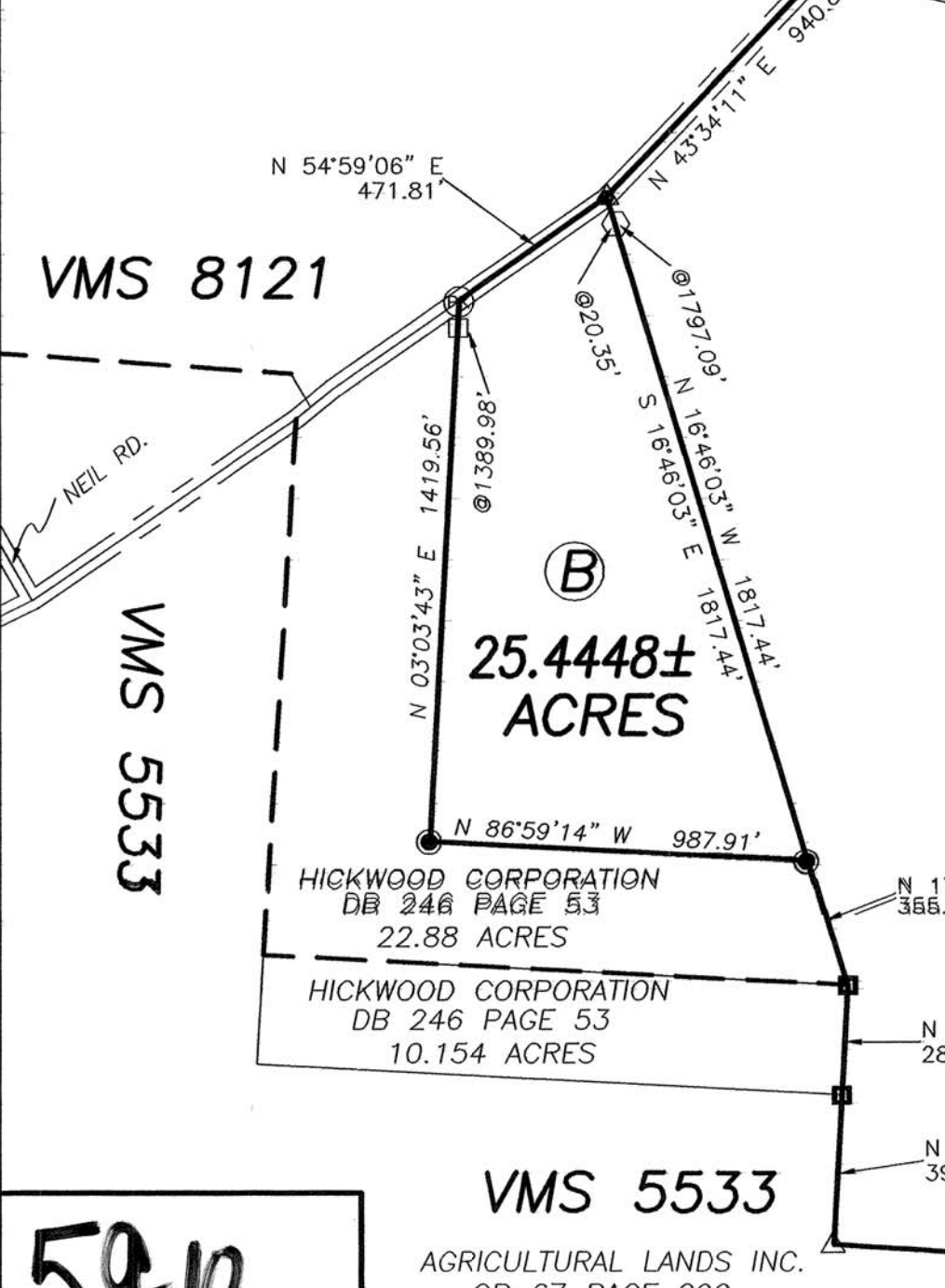
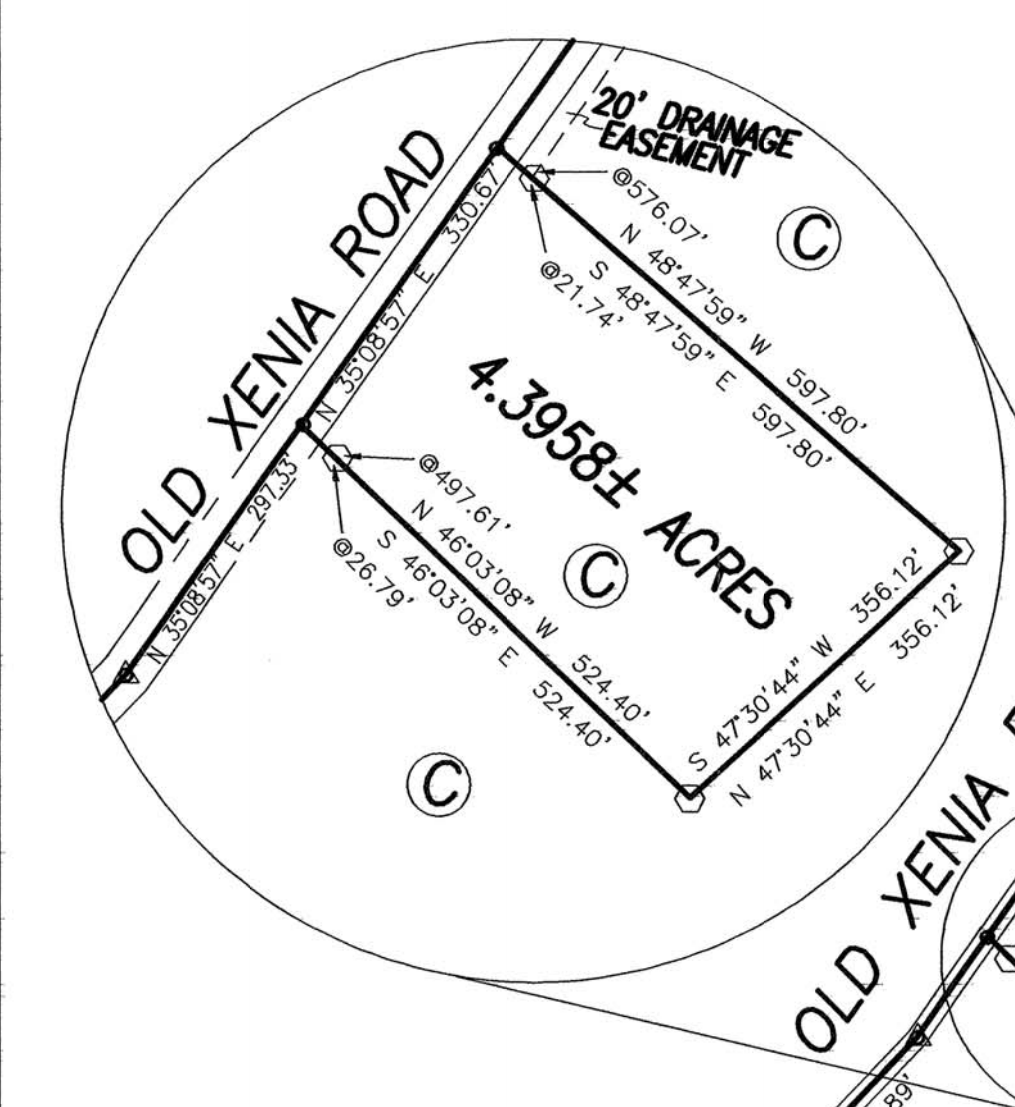
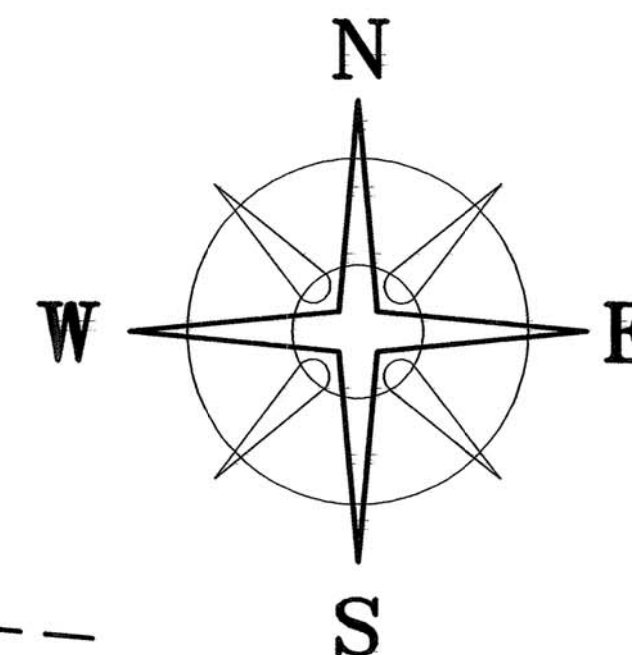
(A) 96.32 ACRES

(B) 25.64 ACRES

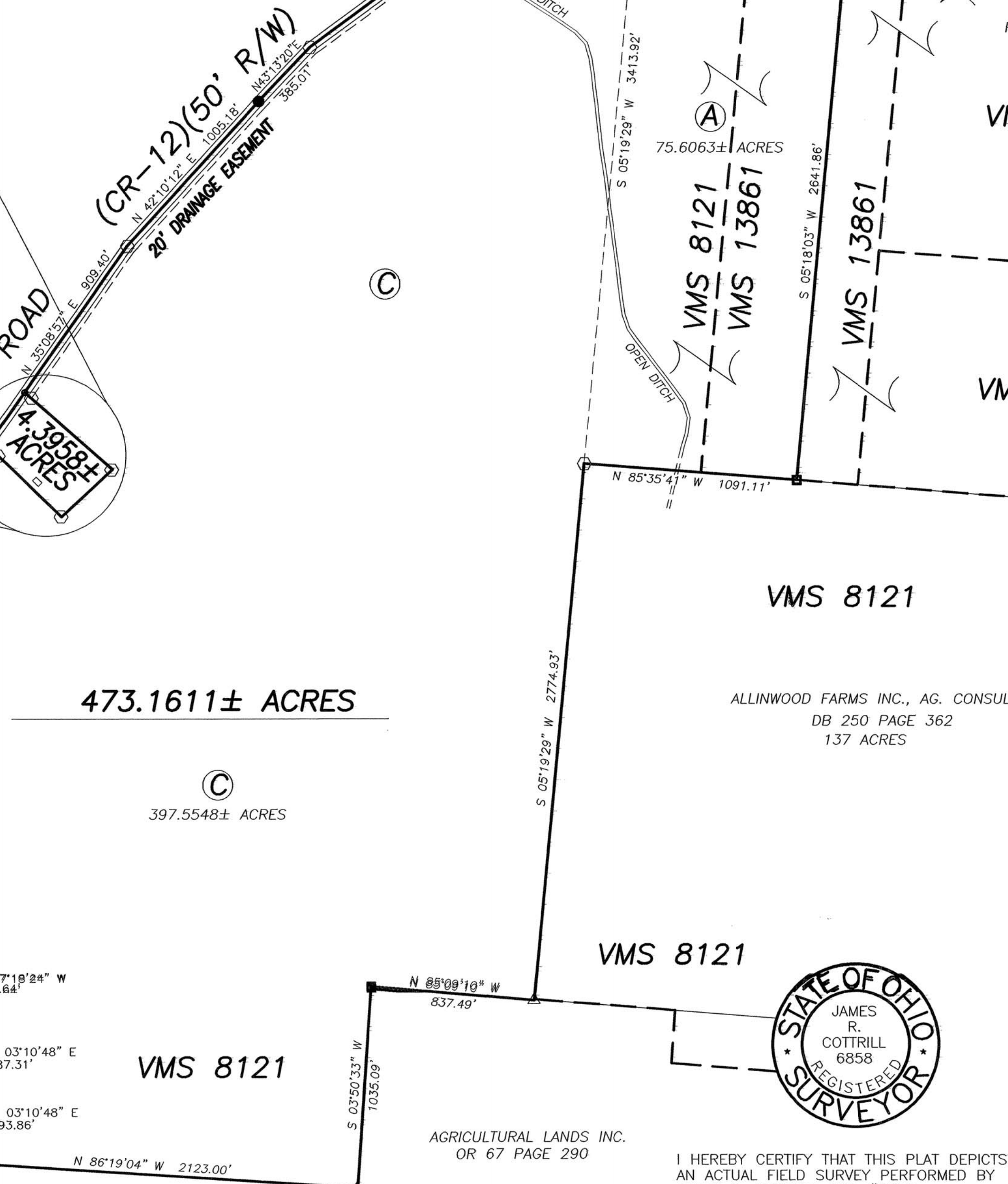
DB 259 P 127

(C) 404.48 ACRES

BEARING BASED ON A GPS OBSERVATION ON 06/04/09  
WGS 1984 GEODETIC NORTH



59-10



PHILIP WAYNE & LYNN H  
HENRY, JT LIVES  
OR 157 P 746  
113 ACRES

ALLINWOOD FARMS INC., AG. CONSULTANTS, INC.  
DB 250 PAGE 362  
137 ACRES

AGRICULTURAL LANDS INC.  
OR 67 PAGE 290

**LEGEND**

- 3" IRON FENCE POST IN CONCRETE (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⊗ PK NAIL & WASHER (FOUND)
- ANGLE IRON FENCE POST IN CONCRETE (FOUND)
- △ RECORD CORNER STONE (FOUND)
- 5/8" REBAR (FOUND)
- RAIL ROAD SPIKE (SET)
- ▲ RAIL ROAD SPIKE (FD.)
- MAG NAIL (SET)
- ⬡ 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.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 10/20/10

Job # 3101009

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

**FARM SURVEY**  
VMS 8121, 8745, 13861,  
PAINT TOWNSHIP, MADISON COUNTY, OHIO  
SURVEYED FOR HILL & JOHNSON.

DATE DRAWN: 6/11/09	SCALE: 1"=500' 500' 250' 0 500'	CREW: MW
JOB #S090601		DWN. BY: RC
F. B. # 42		CK. BY:

4.3958 Acre Tract  
Surveyed for Hill and Johnson

The following described 4.3958 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8121, and being part of a 404.48 acre tract also conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 259 page 127, and being more particularly described as follows:

Commencing at a PK nail found in the centerline of Old Xenia Road (County Road 12)(50 ft. right-of-way) said PK nail is at the northwest corner of a 25.64 acre tract conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 185 page 15 and the northeast corner of a 22.88 acre tract conveyed to Hickwood Corporation by Deed Book 246 page 53;

Thence, with the centerline of said Old Xenia Road, the following three courses:

- 1) North 54° 59 minutes 06 seconds East a distance of 471.81 ft. to a railroad spike found
- 2) North 43° 34 minutes 11 seconds East a distance of 940.89 ft. to a railroad spike found
- 3) North 35° 08 minutes 57 seconds East a distance of 297.33 ft. to a Mag nail set at  
**The True Point of Beginning;**

Thence, continuing with the centerline of said Old Xenia Road, North 35° 08 minutes 57 seconds East a distance of 330.67 ft. to a Mag nail set;

Thence, across said 404.48 acre tract the following 3 new courses:

- 1) South 48° 47 minutes 59 seconds East, passing an iron pin and cap set at 21.74 ft., a total distance of 597.80 ft. to an iron pin and cap set
- 2) South 47° 30 minutes 44 seconds West a distance of 356.12 ft. to an iron pin and cap set
- 3) North 46° 03 minutes 08 seconds West, passing an iron pin and cap set at 497.61 ft., a total distance of 524.40 ft. returning to **The True Point Beginning** containing **4.3958 Acres** more or less.

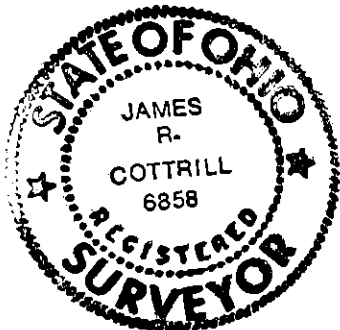
Bearings are based on a GPS observation on 06/04/09, WGS 1984 geodetic north.

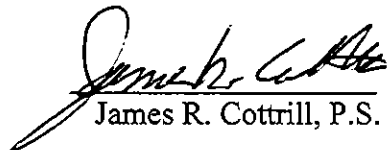
With the benefit of a 20 ft. drainage easement as shown on the plat accompanying this legal description.

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 18, 2010 by James R. Cottrill registration #6858. (Job #S101009)



  
James R. Cottrill, P.S.

9.4788 Acre Tract  
Surveyed for Hill and Johnson

The following described 9.4788 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8121, 8745, 13861, and being part of a 96.32 acre tract conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 185 page 15, and being more particularly described as follows:

Commencing at a 1/2 inch diameter iron pipe found in the centerline of Old Xenia Road (County Road 12)(50 ft. right-of-way) said pipe is at the northwest corner of a 113 acre tract conveyed to Phillip Wayne and Lynn H. Henry by Official Record 157 page 746;

Thence, with the centerline of said Old Xenia Road, South 56° 48 minutes 53 seconds West a distance of 509.22 ft. to a mag nail set in said centerline at **The True Point Beginning**;

Thence, across said 96.32 acre tract the following 3 new courses:

- 1) South 01 degree 08 minutes 21 seconds East, passing an iron pin and cap set at 33.11 ft., a total distance of 1329.44 ft. to an iron pin and cap set
- 2) North 85° 28 minutes 08 seconds West a distance of 249.51 ft. to an iron pin and cap set
- 3) North 11° 10 minutes 12 seconds West, passing an iron pin and cap set at 1020.81 ft., a total distance of 1049.88 ft. to a point in the centerline of said Old Xenia Road

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

- 1) North 55° 22 minutes 53 seconds East a distance of 35.71 ft. to a railroad spike found
- 2) North 56° 48 minutes 53 seconds East a distance of 473.52 ft. returning to **The True Point Beginning** containing **9.4788 Acres** more or less.

Bearings are based on a GPS observation on 06/04/09, WGS 1984 geodetic north.

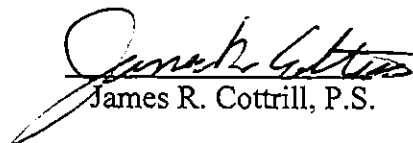
Subject to and with the benefit of a 20 ft. drainage easement as shown on the plat accompanying this legal description.

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 18, 2010 by James R. Cottrill registration #6858. (Job #S101009C)



  
James R. Cottrill, P.S.

11.2675 Acre Tract  
Surveyed for Hill and Johnson

The following described 11.2645 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8745, 13861, and being part of a 96.32 acre tract conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 185 page 15, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the centerline of Old Xenia Road (County Road 12)(50 ft. right-of-way) said pipe is at the northwest corner of a 113 acre tract conveyed to Phillip Wayne and Lynn H. Henry by Official Record 157 page 746;

Thence, with the west line of said 113 acre tract, South 05° 18 minutes 03 seconds West, passing an angle iron fence post found in concrete at 33.81 ft., a total distance of 1634.60 ft. to an iron pin and cap set;

Thence, across said 96.32 acre tract the following 2 new courses:

- 1) North 85° 28 minutes 08 seconds West a distance of 249.50 ft. to an iron pin and cap set
- 2) North 01° 08 minutes 21 seconds West, passing an iron pin and cap set at 1296.33 ft., a total distance of 1329.44 ft. to a mag nail set in the centerline of said Old Xenia Road

Thence, with the centerline of said Old Xenia Road, North 56° 48 minutes 53 seconds East a distance of 509.22 ft. returning to the point beginning containing **11.2675 Acres** more or less.

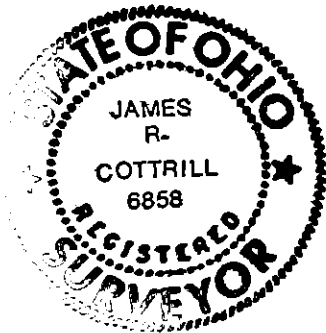
With the benefit of a 20 ft. drainage easement as shown on the plat accompanying this legal description.

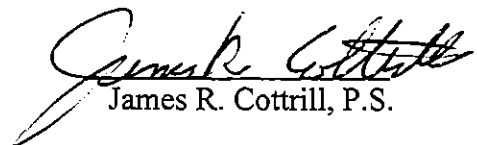
Bearings are based on a GPS observation on 06/04/09, WGS 1984 geodetic north.

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 October 18, 2010 by James R. Cottrill registration #6858. (Job #S101009D)



  
James R. Cottrill, P.S.

25.4448 Acre Tract  
Surveyed for Hill and Johnson

The following described 25.4448 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8121, and being all of a 25.64 acre tract conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 185 page 15, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Old Xenia Road (County Road 12)(50 ft. right-of-way) said PK nail is at the northwest corner of said 25.64 acre tract and the northeast corner of a 22.88 acre tract conveyed to Hickwood Corporation by Deed Book 246 page 53;

Thence, with the centerline of said Old Xenia Road, North 54° 59 minutes 06 seconds East a distance of 471.81 ft. to a railroad spike found at the northwest corner of a 404.48 acre tract conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 259 page 127;

Thence, with the west line of said 404.48 acre tract, South 16° 46 minutes 03 seconds East, passing an iron pin and cap set at 20.35 ft., a total distance of 1817.44 feet to a 5/8 inch diameter Rebar found corner to said 22.88 acre tract;

Thence, with said 22.88 acre tract the following 2 courses:

- 1) North 86° 59 minutes 14 seconds West a distance of 987.91 ft. to a 5/8 inch diameter Rebar found
- 2) North 03° 03 minutes 43 seconds East, passing a 3 in. diameter iron fence post found in concrete at 1389.98 ft., a total distance of 1419.56 ft. returning to the point beginning containing 25.4448 Acres more or less.

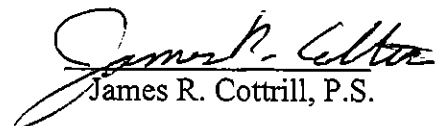
Bearings are based on a GPS observation on 06/04/09, WGS 1984 geodetic north.

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 October 18, 2000 and by James R. Cottrill registration #6858. (Job #S101009B)



  
James R. Cottrill, P.S.

473.1611 Acre Tract  
Surveyed for Hill and Johnson

The following described 473.1611 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8121 & 13861, and being part of a 96.32 acre tract conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 185 page 15 and part of a 404.48 acre tract also conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 259 page 127, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Old Xenia Road (County Road 12)(50 ft. right-of-way) said railroad spike is at the northwest corner of said 404.48 acre tract and the northeast corner of a 25.64 acre tract conveyed to Cynthia Hill and Diane Johnson Wade by Deed Book 185 page 15;

Thence, with the centerline of said Old Xenia Road, the following 2 courses:

- 1) North  $43^{\circ} 34$  minutes 11 seconds East a distance of 940.89 ft. to a railroad spike found
- 2) North  $35^{\circ} 08$  minutes 57 seconds East a distance of 297.33 ft. to a mag nail set

Thence, across said 404.48 acre tract the following 3 new courses:

- 1) South  $46^{\circ} 03$  minutes 08 seconds East, passing an iron pin and cap set at 26.79 ft., a total distance of 524.40 ft. to an iron pin and cap set
- 2) North  $47^{\circ} 30$  minutes 44 seconds East a distance of 356.12 ft. to an iron pin and cap set
- 3) North  $48^{\circ} 47$  minutes 59 seconds West, passing an iron pin and cap set at 576.07 ft., a total distance of 597.80 ft. to a railroad spike set in the centerline of said Old Xenia Road

Thence, with the centerline of said Old Xenia Road the following 5 courses:

- 1) North  $35^{\circ} 08$  minutes 57 seconds East a distance of 909.40 ft. to an iron pin and cap set
- 2) North  $42^{\circ} 10$  minutes 12 seconds East a distance of 1005.18 ft. to a railroad spike set
- 3) North  $43^{\circ} 13$  minutes 20 seconds East a distance of 385.01 ft. to an iron pin and cap set
- 4) North  $53^{\circ} 38$  minutes 57 seconds East a distance of 2131.91 ft. to the northern corner common to said 404.48 and said 96.32 acre tracts
- 5) North  $55^{\circ} 22$  minutes 53 seconds East a distance of 381.94 ft.

Thence, across said 96.32 acre tract the following 2 new courses:

- 1) South  $11^{\circ} 10$  minutes 12 seconds East, passing an iron pin and cap set at 29.07 ft., a total distance of 1049.88 ft. to an iron pin and cap set
- 2) South  $85^{\circ} 28$  minutes 08 seconds East, passing an iron pin and cap set at 249.51 ft., a total distance of 499.01 ft. to an iron pin and cap set in the east line of a 113 acre tract conveyed to Phillip Wayne and Lynn H. Henry by Official Record 157 page 746;

Thence, with the west line of said 113 acre tract, South  $05^{\circ} 18$  minutes 03 seconds West a distance of 2641.86 ft. to an angle iron fence post found in the north line a 137 acre tract conveyed to Allinwood Farms Inc. and Ag. Consultants Inc. by Deed Book 250 page 362;

Thence, with said 137 acre tract the following 2 courses:

- 1) North  $85^{\circ} 35$  minutes 41 seconds West a distance of 1091.11 ft. to an iron pin and cap set
- 2) South  $05^{\circ} 19$  minutes 29 seconds West a distance of 2774.93 ft. to a cornerstone found in the north line of Agricultural Lands Inc. by Official Record 67 page 290;

Thence, with said Agricultural Lands the following four courses:

- 1) North  $85^{\circ} 09$  minutes 10 seconds West a distance of 837.49 ft. to an angle iron fence post found

- 2) South 03° 50 minutes 33 seconds West a distance of 1035.09 ft. to a cornerstone found
- 3) North 86° 19 minutes 04 seconds West a distance of 2123.00 ft. to a cornerstone found
- 4) North 03° 10 minutes 48 seconds East a distance of 393.86 ft. to an angle iron fence post found at the southeast corner of a 10.154 acre tract conveyed to Hickwood Corporation by Deed Book 246 page 53

Thence, with the east line of said 10.154 acre tract, North 03° 10 minutes 48 seconds East a distance of 287.31 ft. to an angle iron fence post found at the southeast corner of said Hickwood's 22.88 acre tract;

Thence, with the east line of said 22.88 acre tract, North 17° 18 minutes 24 seconds West a distance of 355.64 ft. to a 5/8 inch diameter Rebar found at the southeast corner of said 25.64 acre tract;

Thence, with the east line of said 25.64 acre tract, North 16° 46 minutes 03 seconds West, passing an iron pin and cap set at 1797.09 ft., a total distance of 1817.44 ft. returning to the point beginning containing **473.1611 Acres** more or less, of which there are 75.6063 acres more or less part of said 96.32 acre tract, and there are 397.5548 acres more or less part of said 404.48 acre tract.

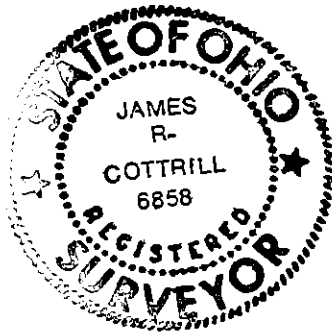
Bearings are based on a GPS observation on 06/04/09, WGS 1984 geodetic north.

Subject to a 20 ft. drainage easement as shown on the plat accompanying this legal description.

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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 18, 2000 pin by James R. Cottrill registration #6858. (Job #S101009A)



  
James R. Cottrill, P.S.