

IAI USA LLC  
OR 235 P 307  
38.7838 ACRES

JEFFREY W. WELLS  
OR 168 P 305  
1.250 ACRES

2.0466±  
ACRES

24.0010± ACRES

JEFFREY S & WILLIAM H. KENT  
OR 159 P 1138  
49.84 ACRES

DEED REFERENCE

SHELVA LEON WELLS  
OR 154 P 209  
44.0104 ACRES

NOTE

16.0001 ACRE TRACT IS A NON BUILDING SITE  
AND ARE TO BECOME PART OF AND CONTINGENT TO THE  
24.0010± ACRE TRACT.

WEST JEFFERSON - KIOUSVILLE ROAD (CR 22)(45' R/W)

POWER LINE EASEMENT

C DANIEL SISSON  
OR 173 P 894  
1.1198 ACRES

WILLIAM & DAWN  
NELSON  
OR 202 P 954  
1.1198 ACRES

3.0000±  
ACRES

FRAM & MAHASSINE SAAD  
AHMED  
OR 153 P 888  
4 ACRES

16.0001± ACRES

JEFFREY S & WILLIAM H. KENT  
OR 159 P 1138  
14.2 ACRES

JEFFREY S & WILLIAM H. KENT  
OR 159 P 1138  
17.76 ACRES

LEGEND

- 1"  $\phi$  IRON PIPE & AL. CAP  
STAMPED "NCB 5969" (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- ⊠ MAG NAIL (SET)
- MAG NAIL (SET)
- ⊞ 5/8"  $\phi$  REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

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

REVISED 7/16/10 REVISED 10/18/10

**COTTRILL SURVEYING, L.L.C.**

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

**FARM SPLIT, VMS 5433,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR WELLS**



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

DATE DRAWN:  
7/7/10  
JOB # S100701  
F. B. #

SCALE : 1" = 200'  
200' 100' 0 200'

CREW: MW  
DWN. BY: RC  
CK. BY:

64-10

2.0466 Acre Tract  
Surveyed for Wells

The following described 2.0466 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being part of a 44.0104 acre tract conveyed to Shelva Leon Wells by Official Record 154 page 209, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson Kiousville Road (County Road 22)(45 ft. right-of-way) said railroad spike is at the northwest corner of said 44.0104 acre tract and the southwest corner of a 38.7838 acre tract conveyed to IAI USA, LLC by Official Record 235 page 307;

Thence, with the south line of said 38.7838 acre tract, **South 89° 09 minutes 17 seconds East**, passing an iron pin and cap set 18.93 ft., a total distance of **330.78 ft.** to an iron pin and cap set;

Thence, across said 44.0104 acre tract, the following two new courses:

- 1) **South 01 degree 15 minutes 00 seconds West** a distance of **434.12 ft.** to an iron pin and cap set
- 2) **North 89° 09 minutes 52 seconds West, passing an iron pin and cap set at 310.78 ft.**, a total distance of **330.78 ft.** to a mag nail set in the centerline of said West Jefferson Kiousville Road;

Thence, with the centerline of said West Jefferson Kiousville Road, **North 01 degree 15 minutes 00 seconds East** a distance of **150.82 ft.** to a mag nail set at the southwest corner of a 1.250 acre tract conveyed to Jeffrey W. Wells Official Record 168 page 305;

Thence, with said 1.250 acre tract the following three courses:

- 1) **South 88° 45 minutes 00 seconds East**, passing an iron pin and cap set at 20.38 ft., a total distance of **233.35 ft.** to an iron pin and cap set
- 2) **North 01 degree 15 minutes 00 seconds East** a distance of **233.35 ft.** to an iron pin and cap set
- 3) **North 88° 45 minutes 00 seconds West**, passing an iron pin and cap set at 213.27 ft., a total distance of **233.35 ft.** to a PK nail found in the centerline of said West Jefferson Kiousville Road;

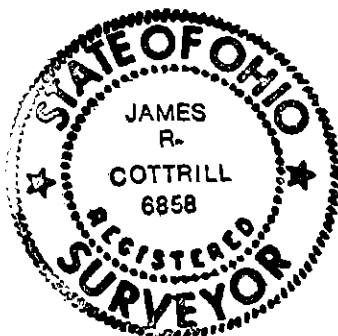
Thence, with the centerline of said West Jefferson Kiousville Road, **North 01 degree 15 minutes 00 seconds East** a distance of **50.00 ft.** returning to the point beginning containing **2.0466 Acres** more or less.

Bearings are based on the centerline of West Jefferson Kiousville Road (North 01 degree 15 minutes East) as described in Official Record 154 page 209.

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 July 7, 2010 by James R. Cottrill registration #6858. (Job #S100701E) revised 7/16/10 & 10/18/10



  
James R. Cottrill,

3.0000 Acre Tract  
Surveyed for Wells

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being part of a 44.0104 acre tract conveyed to Shelva Leon Wells by Official Record 154 page 209, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of West Jefferson Kiousville Road (County Road 22)(45 ft. right-of-way) said Mag nail is at the southwest corner of said 44.0104 acre tract and the northwest corner of a 4 acre tract conveyed to Fram and Mahassine Saad Ahmed by Official Record 153 page 888;

Thence, with the centerline of said West Jefferson Kiousville Road, North 01 degree 15 minutes 00 seconds East a distance of 327.94 ft. to a mag nail set at the southwest corner of a 1.1198 acre tract conveyed to William and Dawn Nelson by Official Record 202 page 954;

Thence, with the south line of said 1.1198 acre tract, South 88° 43 minutes 23 seconds East, passing a 1 in. diameter iron pipe and aluminum cap stamped "NCB 5969" found at 24.35 ft., also passing a 1 in. diameter iron pipe and aluminum cap stamped "NCB 5969" found at the southeast corner of said 1.1198 acre tract at 233.09 ft., a total distance of 398.34 ft. to an iron pin and cap set;

Thence, with a new line across said 44.0104 acre tract, South 01 degree 15 minutes 00 seconds West a distance of 328.19 ft. to an iron pin and cap set in the north line of said 4 acre tract;

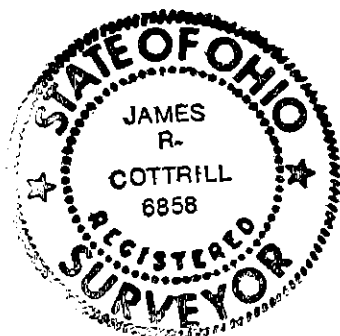
Thence, with the north line of said 4 acre tract, North 88° 41 minutes 12 seconds West, passing an iron pin and cap set at 375.61 ft., a total distance of 398.34 ft. returning to the point beginning containing 3.0000 Acres more or less.

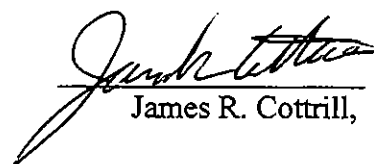
Bearings are based on the centerline of West Jefferson Kiousville Road (North 01 degree 15 minutes East) as described in Official Record 154 page 209.

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 July 7, 2010 by James R. Cottrill registration #6858. (Job #S100701)



  
James R. Cottrill,

16.0001 Acre Tract  
Surveyed for Wells

The following described 16.0001 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being part of a 44.0104 acre tract conveyed to Shelva Leon Wells by Official Record 154 page 209, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of West Jefferson Kiousville Road (County Road 22)(45 ft. right-of-way) said Mag nail is at the southwest corner of said 44.0104 acre tract and the northwest corner of a 4 acre tract conveyed to Fram and Mahassine Saad Ahmed by Official Record 153 page 888;

Thence, with the north line of said 4 acre tract, South 88° 41 minutes 12 seconds East, passing an iron pin and cap set at 22.73 ft., a total distance of 398.34 ft. to an iron pin and cap set at **The True Point Beginning**;

Thence, across said 44.0104 acre tract the following two new courses:

- 1) North 01 degree 15 minutes 00 seconds East a distance of 328.19 ft. to an iron pin and cap set
- 2) North 88° 43 minutes 23 seconds West a distance of 165.25 ft. to a 1 in. diameter iron pipe and aluminum cap stamped "NCB 5969" found at the southeast corner of a 1.1198 acre tract conveyed to William and Dawn Nelson by Official Record 202 page 954;

Thence, with the east line of said 1.1198 acre tract, North 01 degree 18 minutes 34 seconds East a distance of 208.74 ft. to a 1 in. diameter iron pipe and aluminum cap stamped "NCB 5969" found at the southeast corner of a 1.1198 acre tract conveyed to C. Daniel Sisson by Official Record 173 page 894;

Thence, with the east line of said 1.1198 acre tract, North 01 degree 18 minutes 34 seconds East a distance of 208.71 ft. to an iron pin and cap set at the northeast corner of said 1.1198 acre tract;

Thence, with a new line across said 44.0104 acre tract, South 89° 09 minutes 52 seconds East a distance of 1002.44 ft. to an iron pin and cap set in the west line of a 49.84 acre tract conveyed to Jeffrey S. and William H. Kent by Official Record 159 page 1138;

Thence, with the west line of said 49.84 acre tract, South 01 degree 21 minutes 56 seconds West a distance of 753.90 ft. to a cornerstone found in the north line of a 14.2 acre tract conveyed to Jeffrey S. and William H. Kent by Official Record 159 page 1138;

Thence, with the north line of said 14.2 acre tract, North 88° 41 minutes 12 seconds West, passing the northeast corner of a 17.76 acre tract conveyed to Jeffrey S. and William H. Kent by Official Record 159 page 1138 at 554.62 ft., also passing the northeast corner of said 4 acre tract at 689.92 ft., a total distance of 836.08 feet returning to **The True Point Beginning** containing **16.0001 acres** more or less.

The hereinabove described 16.0001 acre tract is to become part of and contingent to Ahmed's 4 acre tract.

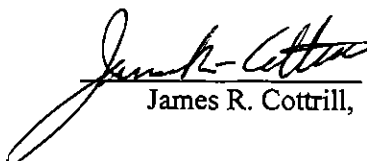
Bearings are based on the centerline of West Jefferson Kiousville Road (North 01 degree 15 minutes East) as described in Official Record 154 page 209.

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 July 7, 2010 by James R. Cottrill registration #6858. (Job #S100701A)



  
James R. Cottrill,

24.0010 Acre Tract  
Surveyed for Wells

The following described 24.0010 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being part of a 44.0104 acre tract conveyed to Shelva Leon Wells by Official Record 154 page 209, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of West Jefferson Kiousville Road (County Road 22)(45 ft. right-of-way) said mag nail is at the northwest corner of 1.1198 acre tract conveyed to C. Daniel Sisson by Official Record 173 page 894;

Thence, with the centerline of said West Jefferson Kiousville Road, **North 01 degree 15 minutes 00 seconds East** a distance of **525.50 ft.** to a mag nail set;

Thence, across said 44.0104 acre tract the following 2 new courses:

- 1) **South 89° 09 minutes 52 seconds East**, passing an iron pin and cap set at 20.00 ft., a total distance of **330.78 ft.** to an iron pin and cap set
- 2) **North 01 degree 15 minutes 00 seconds East** a distance of **434.12 ft.** to an iron pin and cap set in the south line of a 38.7838 acre tract conveyed to IAI USA LLC by Official Record 235 page 307

Thence, with the south line of said 38.7838 acre tract, **South 89° 09 minutes 17 seconds East** a distance of **907.12 ft.** to an iron pin and cap set at the northwest corner of a 49.84 acre tract conveyed to Jeffrey S. and William H. Kent by Official Record 159 page 1138;

Thence, with the west line of said 49.84 acre tract, **South 01° 21 minutes 56 seconds West** a distance of **961.44 ft.** to an iron pin and cap set;

Thence, across said 44.0104 acre tract, **North 89° 09 minutes 52 seconds West** a distance of **1002.44 ft.** to an iron pin and cap set at the northeast corner of a 1.1198 acre tract conveyed to C. Daniel Sisson by Official Record 173 page 894;

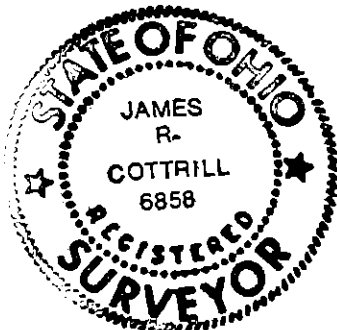
Thence, with the north line of said 1.1198 acre tract, **North 88° 41 minutes 08 seconds West**, passing an iron pin and cap set at 209.68 ft., a total distance of **233.52 ft.** returning to the point beginning containing **24.0010 Acres** more or less.

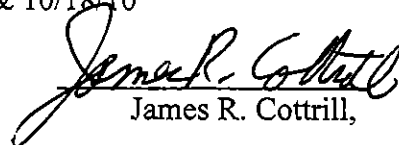
Bearings are based on the centerline of West Jefferson Kiousville Road (North 01 degree 15 minutes East) as described in Official Record 154 page 209.

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 July 7, 2010 by James R. Cottrill registration #6858. (Job #S100701F) revised 7/16/10 & 10/18/10



  
James R. Cottrill,