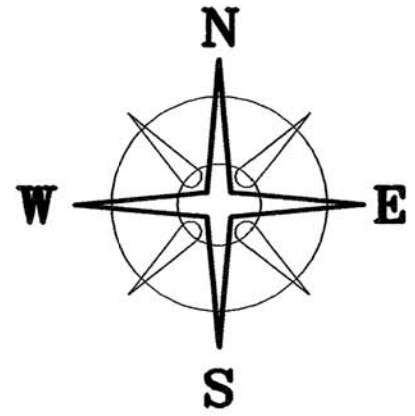


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/4/10
WGS 1984 GEODETIC NORTH.



EDITH A CASSIDY &
MONTFORD S WILL, TRUSTEES
OF THE MARY PATTON HUNTER TRUST
OR 117 P 572
188.15 ACRES
TRACT V

EDITH A CASSIDY &
MONTFORD S WILL, TRUSTEES
OF THE MARY PATTON HUNTER TRUST
OR 117 P 572
188.15 ACRES

EDITH A CASSIDY &
MONTFORD S WILL, TRUSTEES
OF THE MARY PATTON HUNTER TRUST
OR 117 P 572
159.57 ACRES
TRACT IV

JACK B & JULIE A
ALCOTT
OR 207 P 2606
17.354 ACRES
FIRST TRACT

JACK B & JULIE A
ALCOTT
OR 207 P 2606
10.98 ACRES
SECOND TRACT

JACK B & JULIE A
ALCOTT
OR 207 P 2606
10.44 ACRES
THRID TRACT

DAVID E & CHERYL B
PEART
OR 227 P 2289
83.775 ACRES

DAVID E & CHERYL B
PEART
OR 227 P 2289
83.775 ACRES

JEFFREY E & BETTY M
WEBB
DB 295 P 715
4.248 ACRES

JEFFREY E & BETTY M
WEBB
DB 265 P 173
0.654 ACRES

41.8829± ACRES
40.5250± ACRES

138.4183± ACRES

1.3579± ACRES

78.3586± ACRES

3.6376± ACRES

CLARK COUNTY
MADISON COUNTY

STATE ROUTE 56

VMS 6348
VMS 13698

VMS 13698
VMS 6014

VMS 13698
VMS 6014

20' INGRESS/EGRESS EASEMENT

20' INGRESS/EGRESS EASEMENT

(60' R/W)

DEED REFERENCE

GLORIA S. GOVINE
OR 44 P 1055
100 AC. SECOND TRACT
83.2 AC. FIRST TRACT

LEGEND

- ⊙ 4"Ø METAL FENCE POST (FOUND)
- 3/4"Ø IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2"Ø IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ☆ 1" Ø IRON PIPE & AL CAP STAMPED "NCB 5969" (FD.)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



COTTRILL SURVEYING, L.L.C.

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

**FARM SPLIT, VMS 6014 & 13698,
SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SCOTT GOVINE**

DATE DRAWN: 11/04/10	SCALE : 1" = 300' 300' 150' 0 300'	CREW: MW
JOB # 101103		DWN. BY: RC
		CK. BY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 11/4/10

65-10

3.6376 Acre Tract
Surveyed for Scott Govine

The following described 3.6376 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 13698, and being part of an 83.2 acre tract (first Tract) conveyed to Gloria S. Govine by Official Record 44 page 1055, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 56 (60 ft. right-of-way), said mag nail is at the southeast corner of said 83.2 acre tract and the westernmost corner of a 0.654 acre tract conveyed to Jeffrey E. and Betty M. Webb by Deed Book 265 page 173;

Thence, with the centerline of said State Route 56 the following two courses:

- 1) North 37° 35 minutes 14 seconds West a distance of 1387.00 ft. to a mag nail set
- 2) North 25° 34 minutes 18 seconds West a distance of 86.48 ft. to a mag nail set at **The True Point Beginning**;

Thence, continuing with the centerline of said State Route 56, North 25° 34 minutes 18 seconds West a distance of 334.13 ft. to a mag nail set;

Thence, across said 83.2 acre tract the following 4 new courses:

- 1) North 46° 44 minutes 09 seconds East, passing an iron pin and cap set at 39.84 ft., a total distance of 435.18 ft. to an iron pin and cap set
- 2) South 49° 42 minutes 41 seconds East a distance of 258.16 ft. to an iron pin and cap set
- 3) South 32° 03 minutes 44 seconds West a distance of 376.70 ft. to an iron pin and cap set
- 4) South 56° 13 minutes 10 seconds West, passing an iron pin and cap set at 173.71 ft. a total distance of 204.09 ft. returning to **The True Point Beginning** containing **3.6376 Acres** more or less.

Bearings are based on a GPS observation on November 4, 2010, WGS 1984 Geodetic North.


Subject to a 20 ft. Ingress / Egress Easement as shown on 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 November 4, 2010 by James R. Cottrill. registration #6858. (Job #S101103)




James R. Cottrill,

41.8829 Acre Tract
Surveyed for Scott Govine

The following described 41.8829 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014 and 13698, and being part of an 83.2 acre tract (First Tract) and a 100 acre tract (Second Tract) both tracts conveyed to Gloria S. Govine by Official Record 44 page 1055, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (60 ft. right-of-way), said mag nail is at the southeast corner of a 159.57 acre tract conveyed to Edith A. Cassidy Et al by Official Record 117 page 572;

Thence, with the southeast line of said 159.57 acre tract, North 37° 27 minutes 55 seconds East, passing an iron pin and cap set at 36.41 ft., a total distance of 2120.89 ft. to a 4 in. diameter metal fence post found at the southernmost corner of a 188.15 acre tract also conveyed to Edith A. Cassidy Et al by Official Record 117 page 572;

Thence, with said 188.15 acre tract the following 2 courses:

- 1) North 37° 54 minutes 32 seconds East a distance of 670.16 ft. to an iron pin and cap set
- 2) South 68° 00 minutes 31 seconds East a distance a 1410.57 ft. to an iron pin and cap set;

Thence, across said 100 and 83.2 acre tracts to, the following six new courses:

- 1) South 21° 08 minutes 33 seconds West a distance of 1230.88 ft. to an iron pin and cap set
- 2) North 68° 25 minutes 25 seconds West a distance of 1026.75 ft. to an iron pin and cap set
- 3) North 33° 55 minutes 17 seconds West a distance of 164.57 ft. to an iron pin and cap set
- 4) North 27° 58 minutes 34 seconds East a distance of 263.73 ft. to an iron pin and cap set
- 5) North 41° 21 minutes 18 seconds West a distance of 472.57 ft. to an iron pin and cap set
- 6) South 37° 27 minutes 55 seconds West, passing an iron pin and cap set at 2119.79 ft., a total distance of 2158.63 ft. to a mag nail set in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56 North 13° 05 minutes 47 seconds West a distance of 77.69 ft. returning to the point beginning containing **41.8829 Acres** more or less, of which 40.5250 acres more or less is part of said 100 acre tract and 1.3579 acres more or less is part of said 83.2 acre tract.

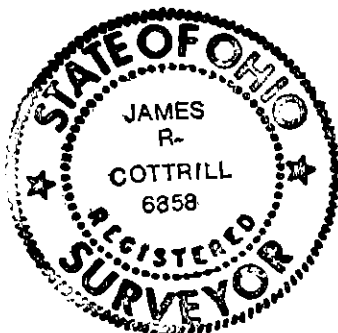
Bearings are based on a GPS observation on November 4, 2010, WGS 1984 Geodetic North.

With the benefit of a 20 ft. Ingress / Egress Easement as shown on 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 November 4, 2010 by James R. Cottrill registration #6858. (Job #S101103A)




James R. Cottrill,

138.4183 Acre Tract
Surveyed for Scott Govine

The following described 138.4183 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014 and 13698, and being part of an 83.2 acre tract (First Tract) and a 100 acre tract (Second Tract) both tracts conveyed to Gloria S. Govine by Official Record 44 page 1055, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (60 ft. right-of-way), said mag nail is at the southeast corner of said 83.2 acre tract and the westernmost corner of a 0.654 acre tract conveyed to Jeffrey E. and Betty M. Webb by Deed Book 265 page 173;

Thence, with the centerline of said State Route 56 the following two courses:

- 1) North 37° 35 minutes 14 seconds West a distance of 1387.00 ft. to a mag nail set
- 2) North 25° 34 minutes 18 seconds West a distance of 86.48 ft. to a mag nail set;

Thence, across said 83.2 acre tract the following 4 new courses:

- 1) North 56° 13 minutes 10 seconds East, passing an iron pin and cap set at 30.39 ft., a total distance of 204.09 ft. to an iron pin and cap set
- 2) North 32° 03 minutes 44 seconds East a distance of 376.70 ft. to an iron pin and cap set
- 3) North 49° 42 minutes 41 seconds West a distance of 258.16 ft. to an iron pin and cap set
- 4) South 46° 44 minutes 09 seconds West, passing an iron pin and cap set at 395.34 ft., a total distance of 435.18 ft. to a mag nail set in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56 the following two courses:

- 1) North 25° 34 minutes 18 seconds West a distance of 465.98 ft. to a my nail set
- 2) North 13° 05 minutes 47 seconds West a distance of 318.31 ft. to a mag nail set;

Thence, across said 100 and 83.2 acre tract the following 7 new courses:

- 1) North 37° 27 minutes 55 seconds East, passing an iron pin and cap set at 38.24 ft., a total distance of 2158.63 ft. to an iron pin and cap set
- 2) South 41° 21 minutes 18 seconds East a distance of 472.57 ft. to an iron pin and cap set
- 3) South 27° 58 minutes 34 seconds West a distance of 263.73 ft. to an iron pin and cap set
- 4) South 33° 55 minutes 17 seconds East a distance of 164.57 ft. to an iron pin and cap set
- 5) South 68° 25 minutes 25 seconds East a distance of 1026.75 ft. to an iron pin and cap set
- 6) North 21° 08 minutes 33 seconds East a distance a 1230.88 ft. to an iron pin and cap set in the south line of a 188.15 acre tract conveyed to Edith A. Cassidy Et al by Official Record 117 page 572;

Thence, with the south line of said 188.15 acre tract, South 68° 00 minutes 31 seconds East a distance of 881.58 ft. to an iron pin and cap set in the west line of a 17.354 acre tract conveyed to Jack B. and Julie A. Alcott by Official Record 207 page 2606;

Thence, with the west line of said 17.354 acre tract and an 10.98 and 10.44 acre tracts also conveyed to Jack B. and Julie A. Alcott by Official Record 207 page 2606, South 22° 18 minutes 43 seconds West a distance of 1223.54 ft. to an iron pin and cap set in the north line of an 83.775 acre tract conveyed to David E. and Cheryl B. Peart by Official Record 227 page 2289;

Thence, with said 83.775 acre tract the following 4 courses:

- 1) North 66° 30 minutes 17 seconds West a distance of 529.92 ft. to a 1 in. diameter iron pipe and aluminum cap stamped "NCB 5969" found
- 2) South 19° 41 minutes 50 seconds West a distance of 899.95 ft. to a 3/4 inch diameter iron pipe found
- 3) North 67° 56 minutes 29 seconds West a distance of 558.89 ft. to a 3/4 inch diameter iron pipe found
- 4) South 19° 30 minutes 27 seconds West, passing the northwest corner of a 4.248 acre tract conveyed to Jeffrey E. and Betty M. Webb by Official Record 295 page 715 at 1500.96 ft., passing the northwest corner of said 0.654 acre tract at 2119.25 ft., also passing an

iron pin and cap set at 2174.77 ft., a total distance of 2206.95 ft. returning to the point beginning containing **138.4183 Acres** more or less, of which 60.0597 acres more or less is part of said 100 acre tract and 78.3586 acres more or less is part of said 83.2 acre tract.

Bearings are based on a GPS observation on November 4, 2010, WGS 1984 Geodetic North.

Subject to and with the benefit of a 20 ft. Ingress / Egress Easement as shown on 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 November 4, 2010 by James R. Cottrill registration #6858. (Job #S101103A)


James R. Cottrill,

