

DEED REFERENCE
GARRY E. & CAROL E. SCOTT, TRUSTEES
OFFICIAL RECORD 199 PAGE 1517
① 131.1246 ACRES (TO DATE)
202.89 ACRES (ORIGINAL)
OFFICIAL RECORD 263 PAGE 1201
② 2.0125 ACRES (TO DATE)
2.815 ACRES (ORIGINAL)
OFFICIAL RECORD 243 PAGE 599
③ 34.7283 ACRES

LEGEND

- 5/8" # REBAR & ORANGE PLASTIC CAP STAMPED "SLAGLE 6699" (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- MAG NAIL (FOUND)
- 18" SQUARE CONCRETE FENCE POST (FOUND)
- △ 3/4" IRON PIPE & CAP STAMPED "P.S. 7722" (FOUND)
- RAIL ROAD SPIKE (PREVIOUSLY SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

COTTRILL SURVEYING, L.L.C.
6256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
FARM SPLIT, V.M.S.1315
PLEASANT TOWNSHIP, MADISON COUNTY
STATE OF OHIO
SURVEYED FOR GARRY SCOTT

DATE DRAWN: 3/23/11	SCALE : 1" = 300' 300' 150' 0 300'	CREW: MW
JOB # S110201		DWN. BY: MW
F. B. #		CK. BY:

RICHARD L. HUNTER
OFFICIAL RECORD 16 PAGE 627
78.553 ACRES

52.6766± ACRES
30.8738± ACRES

SAMUEL L. JUNK 2/3
LISA J. SULLIVAN 1/3
OFFICIAL RECORD 253 PAGE 1451
89.908 ACRES

GARY L. & LINDA D STITES (TRUSTEES)
OFFICIAL RECORD 264 PAGE 20
16.8395 ACRES

GARY L. & LINDA D STITES (TRUSTEES)
OFFICIAL RECORD 220 PAGE 1518
133.5127 ACRES

WILLIAM S. HEMMING
OFFICIAL RECORD 148 PAGE 972
87.7 ACRES

56.2298 Acre Tract
Surveyed for Garry Scott

The following described 56.2298 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 1315, and being part of a 131.1246 acre tract (202.89 original acres) conveyed to Garry E. and Carol E. Scott, Trustees by Official Record 199 page 1517 also all that remains of a 2.0125 acre tract (2.815 original acres) conveyed to Garry E. and Carol E. Scott, Trustees by Official Record 263 page 1201, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Robison Road (County Road 62)(45 ft. right-of-way) said mag nail is at the northernmost corner of said 2.0125 acre tract and the north east corner of said 131.1246 acre tract, said mag nail is also at the northwest corner of a 120.55 acre tract conveyed to Carolyn J. Tewksbury and Ruth Ann Ernst, Trustees by Official Record 216 page 2576;

Thence, and with the west line of said 120.55 acre tract, South 19° 26 minutes 46 seconds East passing iron pin and caps set at 18.58 ft. and 2475.62 ft., a total distance of 2675.80 ft. to a point in the centerline of Deer Creek at the northeast corner of a 16.8395 acre tract conveyed to Gary L. and Linda D. Stites, Trustees by Official Record 264 page 20;

Thence, with the centerline of said Deer Creek and the north line of said 16.8395 acre tract the following 3 courses:

- 1) South 88° 16 minutes 03 seconds West, passing the southwest corner of said 2.0125 acre tract at 68.77 ft., a total distance, 200.25 ft.
- 2) North 78° 21 minutes 54 seconds West a distance of 178.55 ft.
- 3) South 78° 52 minutes 51 seconds West a distance of 239.43 ft.

Thence, across said 131.1246 acre tract the following 9 new courses:

- 1) South 88° 54 minutes 37 seconds West, passing an iron pin and cap set at 194.46 ft., a total distance of 674.93 ft. to an iron pin and cap set.
- 2) North 52° 33 minutes 36 seconds West a distance of 191.49 ft. to an iron pin and cap set
- 3) North 21° 56 minutes 13 seconds West a distance of 478.75 ft. to an iron pin and cap set
- 4) North 12° 50 minutes 27 seconds East a distance of 135.23 ft. to an iron pin and cap set
- 5) North 29° 29 minutes 20 seconds East a distance of 320.12 ft. to an iron pin and cap set
- 6) North 21° 31 minutes 25 seconds East a distance of 208.31 ft. to an iron pin and cap set
- 7) North 01° 00 minutes 30 seconds East a distance of 297.53 ft. to an iron pin and cap set
- 8) North 18° 11 minutes 32 seconds East a distance of 219.45 ft. to an iron pin and cap set
- 9) North 19° 38 minutes 23 seconds West, passing an iron pin and cap set at 669.99 ft., a total distance of 699.99 ft. to a mag nail previously set in the centerline of said Robison Road;

Thence, with the centerline of said Robison Road, North 70° 21 minutes 01 seconds East a distance of 660.77 ft. returning to the point beginning containing 56.2298 Acres more or less, of which 54.2178 acres more or less is part of said 131.1246 acre tract and 2.0120 acres more or less is all that remains of said 2.0125 acre tract.

Subject to a 50 ft. Egress/Ingress Easement to the Graham Cemetery as shown on the plat accompanying this legal description.

Subject to a 20 ft. Drainage Easement as described in Official Record 185 page 242 and also shown on the plat accompanying this legal description.

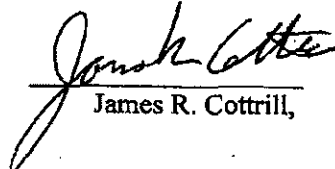
Bearings are based on the southwest line of Scott's 34.7283 acre tract (North 18° 23 minutes 41 seconds West) as described in Official Record 243 page 599.

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 March 28, 2011 by James R. Cottrill registration #6858 (C.O.#S110201)




James R. Cottrill,

52.6766 Acre Tract
Surveyed for Garry Scott

The following described 52.6766 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 1315, and being part of a 131.1246 acre tract (202.89 original acres) conveyed to Garry E. and Carol E. Scott, Trustees by Official Record 199 page 1517 also part of a 34.7283 acre tract conveyed to Garry E. and Carol E. Scott, Trustees by Official Record 243 page 599, and being more particularly described as follows:

Beginning at a railroad spike previously set in the centerline of Robison Road (County Road 62)(45 ft. right-of-way) said railroad spike is at the northwest corner of said 34.7283 acre tract and the north east corner of 78.553 acre tract conveyed to Richard L. Hunter by Official Record 16 page 627;

Thence, with the centerline of said Robison Road, North 70° 46 minutes 20 seconds East a distance of 60.00 ft. to a railroad spike previously set in said centerline at the northwest corner of a 21.0001 acre tract conveyed to Ronald L. and Karen S. Kennedy by Official Record 185 page 242;

Thence, with said 21.0001 acre tract the following 3 courses:

- 1) South 18° 23 minutes 41 seconds East, passing an iron pin and cap previously set at 25.00 ft., a total distance of 1464.89 ft. to an iron pin and cap previously set
- 2) North 70° 46 minutes 17 seconds East, passing an iron pin and cap previously set corner to said 34.7283 acre tract at 548.29 ft., a total distance of 624.53 ft. to an iron pin and cap previously set
- 3) North 18° 23 minutes 41 seconds West, passing an iron pin and cap previously set at 1439.88 ft., a total distance of 1464.88 ft. to a railroad spike previously set in the centerline of said Robison Road;

Thence, with the centerline of said Robison Road, North 70° 46 minutes 20 seconds East a distance of 60.00 ft. to a mag nail found at the northwest corner of a 21.498 acre tract conveyed to Fryer Farms, Inc. by Official Record 53 page 482;

Thence, with said 21.498 acre tract the following 2 courses:

- 1) South 19° 38 minutes 15 seconds East, passing a 5/8 inch diameter rebar and orange plastic cap stamped "Slagle 6699" found at 30.03 ft., a total distance of 699.96 ft. to a 5/8 inch diameter rebar and orange plastic cap stamped "Slagle 6699" found
- 2) North 70° 22 minutes 05 seconds East a distance of 1400.07 ft. to a 5/8 inch diameter rebar and orange plastic cap stamped "Slagle 6699" found at the southeast corner of said 21.498 acre tract

Thence, across said 131.1246 acre tract the following 3 new courses:

- 1) South 21° 57 minutes 44 seconds West a distance of 192.10 ft. to an iron pin and cap set
- 2) South 01° 00 minutes 30 seconds West a distance of 295.74 ft. to an iron pin and cap set
- 3) South 22° 17 minutes 41 seconds West a distance, 222.82 ft. to a 3/4 inch diameter iron pipe and cap stamped "PS 7722" found at the northeast corner of Graham Cemetery;

Thence, with the north line of said Graham Cemetery, South 69° 56 minutes 40 seconds West a distance of 270.67 ft. to a 3/4 inch diameter iron pipe and cap stamped "PS 7722" found at the northwest corner of said Graham Cemetery;

Thence, across said 131.1246 acre tract the following 6 new courses:

- 1) North 10° 25 minutes 30 seconds West a distance of 166.49 ft. to an iron pin and cap set
- 2) South 67° 30 minutes 35 seconds West a distance of 284.81 ft. to an iron pin and cap set
- 3) South 20° 11 minutes 28 seconds East a distance of 422.38 ft. to an iron pin and cap set
- 4) North 76° 44 minutes 57 seconds West a distance of 316.87 ft. to an iron pin and cap set

- 5) South 18° 03 minutes 54 seconds East a distance of 275.98 ft. to an iron pin and cap set
- 6) South 70° 00 minutes 03 seconds West a distance of 388.04 ft. to an iron pin and cap set in the east line of said 34.7283 acre tract;

Thence, with the east line of said 34.7283 acre tract, South 19° 59 minutes 57 seconds East a distance of 1595.25 ft. to an iron pin and cap previously set;

Thence, with a new line across said 34.7283 acre tract, South 24° 48 minutes 17 seconds West a distance of 348.44 ft. to an iron pin and cap set in the north line of an 89.908 acre tract conveyed to Samuel L. Junk and Lisa J. Sullivan by Official Record 253 page 1451;

Thence, with the north line of said 89.908 acre tract, South 81° 51 minutes 46 seconds West a distance of 426.88 ft. to a 3/4 inch diameter iron pipe and cap stamped "PS 7722" found at the southeast corner of said Hunter's 78.553 acre tract and in the east line of VMS 8207;

Thence, with the east line of said 78.553 acre tract and said VMS line, North 18° 23 minutes 41 seconds West, passing an 18 inch square concrete fence post found at 3410.13 ft., a total distance of 3431.69 ft. returning to the point beginning containing 52.6766 Acres more or less of which 21.8028 acres more or less is part of said 131.1246 acre tract and 30.8738 acres more or less is part of said 34.7283 acre tract.

Subject to a 50 ft. Egress/Ingress Easement to the Graham Cemetery as shown on the plat accompanying this legal description.

Subject to a 20 ft. Drainage Easement as described in Official Record 185 page 242 and also shown on the plat accompanying this legal description.

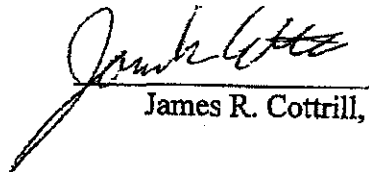
Subject to a new 20 ft. Electrical Easement for the existing electrical line as shown on the plat accompanying this legal description.

Bearings are based on the southwest line of Scott's 34.7283 acre tract (North 18° 23 minutes 41 seconds West) as described in Official Record 243 page 599.

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 March 28, 2011 by James R. Cottrill registration #6858. (Job #S110201A)


James R. Cottrill,

