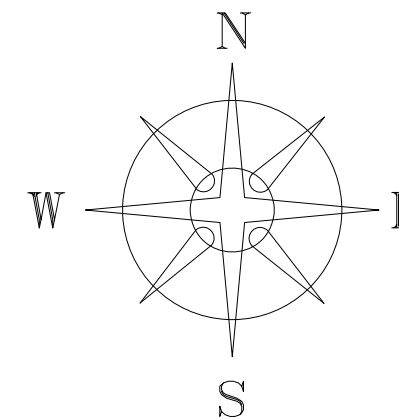


BEARINGS BASED ON THE C OF LILLY CHAPEL-GEORGESVILLE ROAD
(S 70°43'00"W) AS DESCRIBED IN OR 196 P 1710.



DEED REFERENCE

BOHYER-HILDERBRAND FARMS LTD.
DEED BOOK 258 PAGE 695
TRACT 1: 200 ACRES (ORIGINAL)
182.356 ACRES (REMAINING)

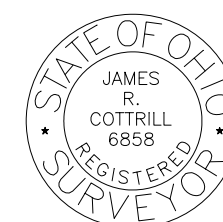
V.M.S. 7813
V.M.S. 11096

DEWEY WADE HILDERBRAND
DEED BOOK 280 PAGE 310
17.6435 ACRES

LEGEND

- WOOD FENCE POST (FOUND)
- ⊙ IRON PIN (FOUND)
- △ 3/4" IRON PIPE AND YELLOW PLASTIC CAP STAMPED "BIRD & BULL INC." (FOUND)
- ⊙ MAG NAIL SET IN 8" WFP (FOUND) CUT OFF @ GROUND LEVEL
- MAG NAIL (SET)
- ⬡ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 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

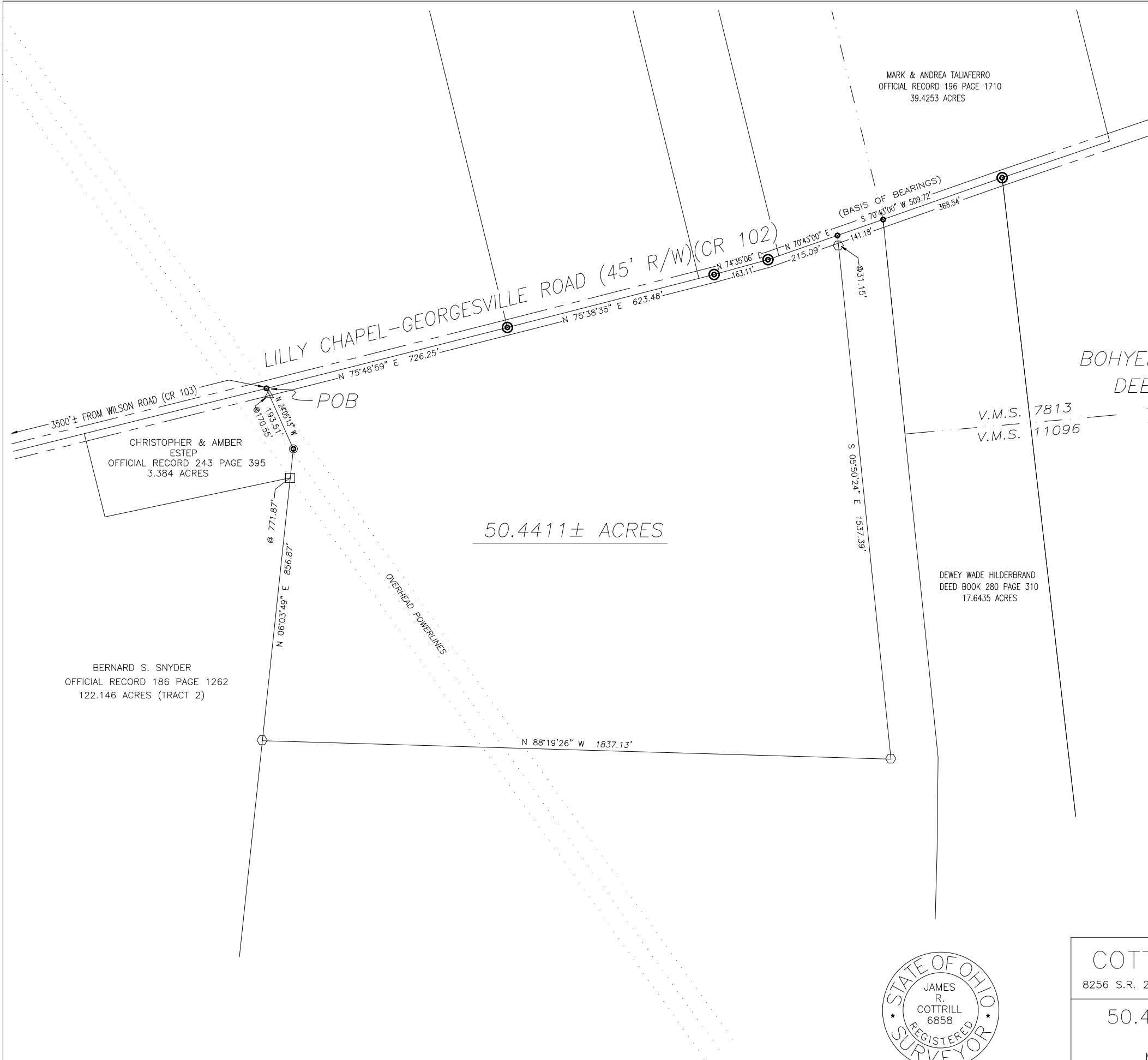
DATE: _____

COTTRILL SURVEYING, L.L.C.

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

50.4411± ACRES, VMS 11096,
FAIRFIELD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR WAYNE FRANCIS & GARY SHIPLEY

DATE DRAWN: 9/16/11	SCALE : 1" = 200'	CREW: MW
JOB # S110905	200' 100' 0 200'	DWN. BY: RC
F. B. #		CK. BY: _____



CHRISTOPHER & AMBER
ESTEP
OFFICIAL RECORD 243 PAGE 395
3.384 ACRES

BERNARD S. SNYDER
OFFICIAL RECORD 186 PAGE 1262
122.146 ACRES (TRACT 2)

50.4411± ACRES

MARK & ANDREA TALIAFERRO
OFFICIAL RECORD 196 PAGE 1710
39.4253 ACRES

POB

OVERHEAD POWERLINES

(BASIS OF BEARINGS)
S 70°43'00" W 509.72'

3500'± FROM WILSON ROAD (CR 103)

N 70°31'13" W
193.51'
170.55'

N 06°03'49" E 856.87'

N 75°48'59" E 726.25'

N 74°38'06" E 163.11'

N 70°43'00" E 215.09'

N 75°38'35" E 623.48'

N 70°43'00" E 141.18'

S 05°50'24" E 1537.39'

N 88°19'26" W 1837.13'

The following described 50.4411 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 11096, being part of a 182.356 acre tract (200 acres originally) conveyed to Bohyer-Hilderbrand Farms Ltd. by Deed Book 258 page 695, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lilly Chapel-Georgesville Road (45 ft. right-of-way)(County Road 102), said nail is at the northwest corner of said 182.356 acre tract and the northeast corner of a 3.384 acre tract conveyed to Christopher and Amber Estep by Official Record 243 page 395, said nail is also approximately 3500 ft. East of the intersection with Wilson Road (County Road 103);

Thence, with the centerline of said Lilly Chapel-Georgesville Road, the following 4 courses:

- 1) North 75° 48 minutes 59 seconds East a distance of 726.25 ft. to an iron pin found
- 2) North 75° 38 minutes 35 seconds East a distance of 623.48 ft. to an iron pin found
- 3) North 74° 35 minutes 06 seconds East a distance of 163.11 ft. to an iron pin found
- 4) North 70° 43 minutes 00 seconds East a distance of 215.09 ft. to a mag nail set

Thence, across said 182.356 acre tract, the following two new courses:

- 1) South 05° 50 minutes 24 seconds East, passing an iron pin and cap set at 31.15 ft., a total distance of 1537.39 ft. to an iron pin and cap set
- 2) North 88° 19 minutes 26 seconds West a distance of 1837.13 ft. to an iron pin and cap set in the east line of a 122.146 acre tract conveyed to Bernard S. Snyder by Official Record 186 page 1262;

Thence, with the east line of said 122.146 acre tract, North 06° 03 minutes 49 seconds East, passing a wood fence post found at the southeast corner of said Estep's 3.384 acre tract at 771.87 ft., a total distance of 856.87 ft. to a mag nail set in an 8 in. diameter wood fence post found cut off at ground level;

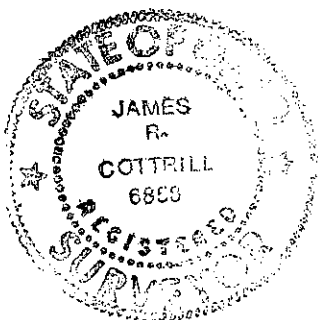
Thence, with the east line of said 3.384 acre tract, North 24° 05 minutes 13 seconds West, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Bird and Bull Inc." found at 170.55 ft., a total distance of 193.51 ft. returning to the point beginning containing **50.4411 Acres** more or less.

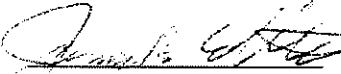
Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South 70° 43 minutes 00 seconds West) as described in Official Record 196 page 1710.

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 August 16, 2011 by James R. Cottrill registration #6858. (Job #S110905)




James R. Cottrill,