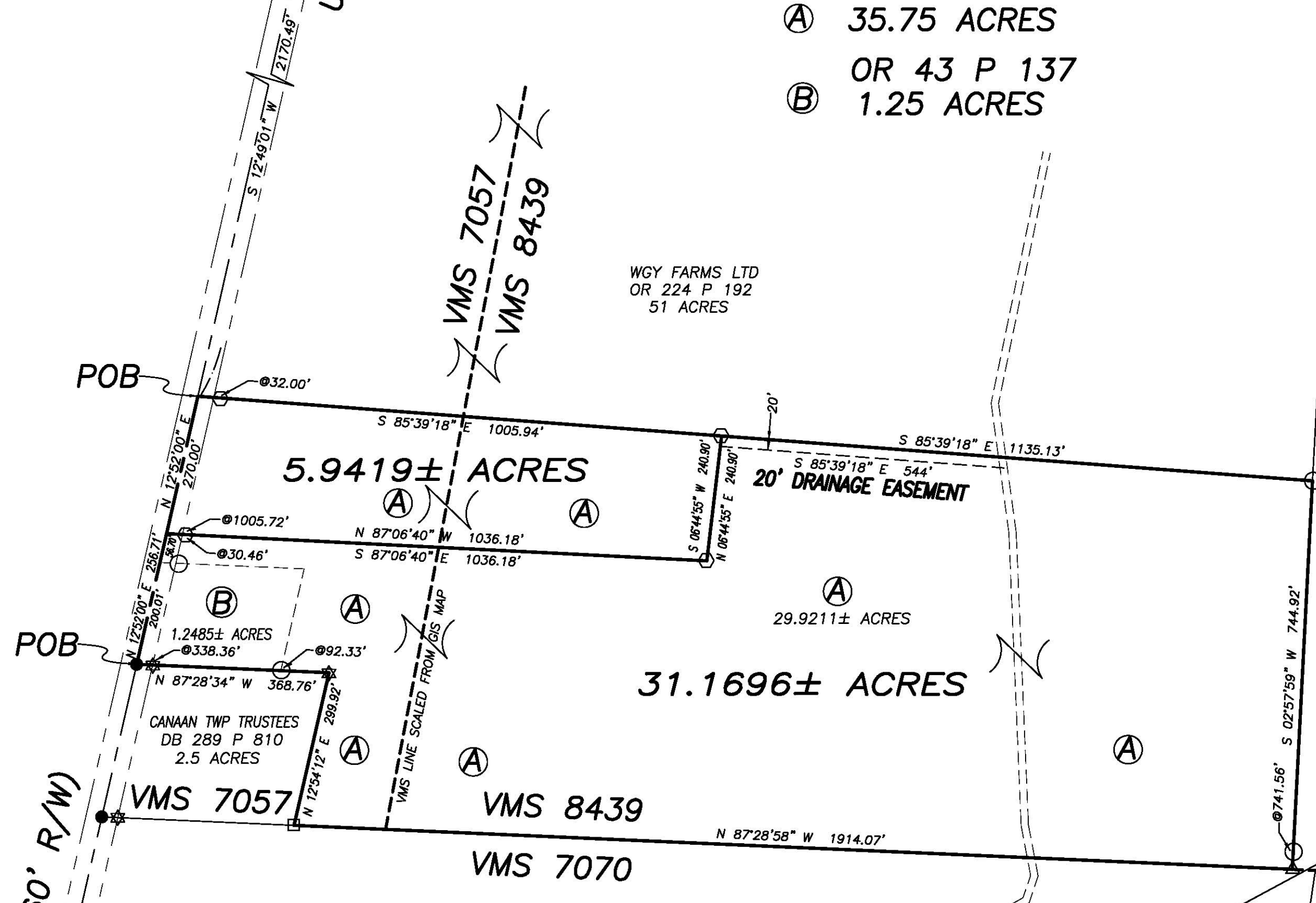


KILBURY-HUBER ROAD
(CR 33)

US 42 (60' R/W)

STAR BANK TRUSTEE
OR 43 P 134
Ⓐ 35.75 ACRES
OR 43 P 137
Ⓑ 1.25 ACRES

WGY FARMS LTD
OR 224 P 192
51 ACRES



CENTRAL OHIO JOINT VOCATIONAL
DB 212 P 339 SECOND TRACT
147.78 ACRES

VMS 8439
VMS 7070

CENTRAL OHIO JOINT VOCATIONAL
DB 212 P 339 SECOND TRACT
147.78 ACRES

LEGEND

- IRON PIPE (FOUND)
- ☆ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE" (FD.)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ 10" WOOD FENCE POST (FOUND)
- IRON PIN (FOUND)
- 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: _____

COTTRILL SURVEYING, L.L.C.

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

**FARM SPLIT, VMS 7057 & 8439,
CANAAN TOWNSHIP,
MADISON COUNTY, OHIO
SURVEYED FOR STAR BANK.**

DATE DRAWN:
10/11/11
JOB # S111001
F. B. #

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

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

5.9419 Acre Tract
Surveyed for Star Bank

The following described 5.9419 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8439 and 7057, and being part of a 35.75 acre tract conveyed to Star Bank, Trustee by Official Record 43 page 134, and being more particularly described as follows:

Beginning at a point in the centerline of US 42 (60 ft. right-of-way) said point being the northwest corner of said 35.75 acre tract and the southwest corner of a 51 acre tract conveyed to WGY Farms, LTD by Official Record 224 page 192, said point also bears South 12° 49 minutes 01 seconds West a distance of 2170.49 ft. from the centerline intersection of said US 42 with the centerline of Kilbury-Huber Road (County Road 33);

Thence, with the south line of said 51 acre tract, South 85° 39 minutes 18 seconds East, passing an iron pin and cap set at 32.00 ft., a total distance of 1005.94 ft. to an iron pin and cap set;

Thence, across said 35.75 acre tract the following 2 new courses:

- 1) South 06° 44 minutes 55 seconds West a distance of 240.90 ft. to an iron pin and cap set
- 2) North 87° 06 minutes 40 seconds West, passing an iron pin and cap set at 1005.72 ft., a total distance of 1036.18 ft. to a point in the centerline of said US 42;

Thence, with the centerline of said US 42, North 12° 52 minutes 00 seconds East a distance of 270.00 ft. returning to the point beginning containing **5.9419 Acres** more or less.

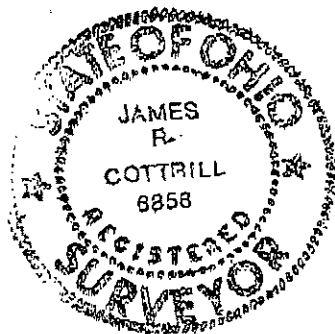
Bearings are based on a GPS observation on September 6, 2011, WGS 1984 Geodetic North.

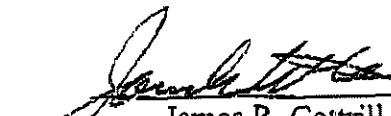
With the benefit of a 20 ft. Drainage Easement, said Drainage Easement is tangent to and 20 ft. south of the north line of said 35.75 acre tract and extends from the northeast corner of the hereinabove described 5.9419 acre tract East 544 ft. to the centerline of an open ditch, and is more clearly shown 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 September 6, 2011 by James R. Cottrill registration #6858. (Job #S111001)




James R. Cottrill,

31.1696 Acre Tract
Surveyed for Star Bank

The following described 31.1696 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8439 and 7057, and being part of a 35.75 acre tract conveyed to Star Bank, Trustee by Official Record 43 page 134, and all of a 1.25 acre tract also conveyed to Star Bank Trustee by Official Record 43 page 137, and being more particularly described as follows:

Beginning at a point in the centerline of US 42 (60 ft. right-of-way) said point being the southwest corner of said 1.25 acre tract and the northwest corner of a 2.5 acre tract conveyed to Canaan Township Trustees by Deed Book 289 page 810, said point also bears South 12° 49 minutes 01 seconds West a distance of 2170.49 ft. and South 12° 52 minutes 00 seconds West a distance of 526.71 ft. from the centerline intersection of said US 42 with the centerline of Kilbury-Huber Road (County Road 33);

Thence, with the centerline of said US 42, North 12° 52 minutes 00 seconds East, passing the northwest corner of said 1.25 acre tract at 200.01 ft., a total distance of 256.71 ft. to a point in said centerline;

Thence, across said 35.75 acre tract the following 2 new courses:

- 1) South 87° 06 minutes 40 seconds East, passing an iron pin and cap set at 30.46 ft., a total distance of 1036.18 ft. to an iron pin and cap set;
- 2) North 06° 44 minutes 55 seconds East a distance of 240.90 ft. to an iron pin and cap set in the south line of a 51 acre tract conveyed to WGY Farms, LTD. by Official Record 224 page 192;

Thence, with the south line of said 51 acre tract, South 85° 39 minutes 18 seconds East a distance of 1135.13 ft. to a 1/2 inch diameter iron pipe found in the west line of a 147.78 acre tract conveyed to Central Ohio Joint Vocational by Deed Book 212 page 339;

Thence, with said 147.78 acre tract the following two courses:

- 1) South 02° 57 minutes 59 seconds West, passing a 1/2 inch diameter iron pipe found at 741.56 ft., a total distance of 744.92 ft. to a 10 inch diameter wood fence post found
- 2) North 87° 28 minutes 58 seconds West a distance of 1914.07 ft. to a 5/8 inch diameter rebar found at the south east corner of said Canaan Township Trustees' 2.5 acre tract;

Thence, with said 2.5 acre tract the following 2 courses:

- 1) North 12° 54 minutes 12 seconds East a distance of 299.92 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle" found
- 2) North 87° 28 minutes 34 seconds West, passing a 3/4 inch diameter iron pipe found at the south east corner of said 1.25 acre tract at 92.33 ft., also passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle" found at 338.36 ft., a total distance of 368.76 ft. returning to the point beginning containing **31.1696 Acres** more or less, of which 29.9211 acres is part of said 35.75 acre tract and 1.2485 acres more or less is all of said 1.25 acre tract.

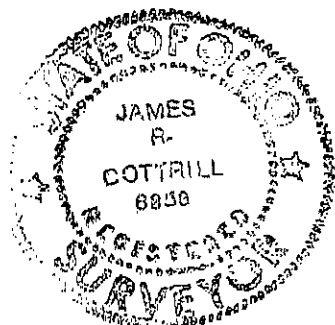
Bearings are based on a GPS observation on September 6, 2011, WGS 1984 Geodetic North.

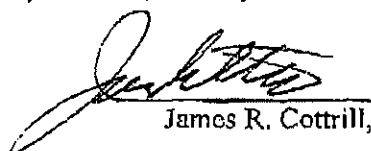
Subject to a 20 ft. Drainage Easement along the north line of the hereinabove described 31.1696 acre tract and being more particularly shown on plat accompanying this legal description.

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 September 6, 2011 by James R. Cottrill registration #6858. (Job #S111001A)




James R. Cottrill,