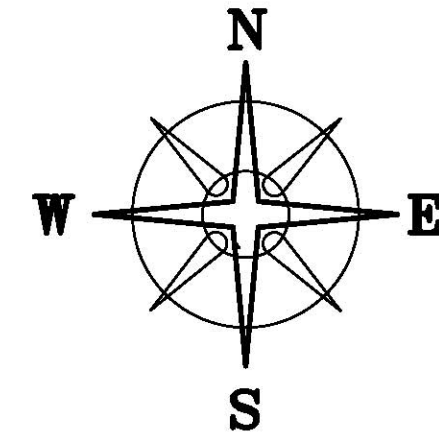


BILL G & KAY GRAHAM
DB 257 P 98
99 ACRES

MATTHEW W MASON, ET AL
OR 254 P 1701
139.000 ACRES

BEARINGS BASED ON A GPS OBSERVATION ON
JUNE 7, 2006 (WGS 1984 GEODETIC NORTH)



DEED REFERENCE
ALBERT R. & SHELA A. McINTIER
OR 121, P.436

- (A) 47.56 ACRES (TRACT ONE)
86.56 ORIG. ACRES
- (B) 16.5 ACRES (TRACT TWO)
- (C) 36 ACRES (TRACT THREE)

93.9641±ACRES

(A) 45.9896± ACRES

(C) 36.8847± ACRES

LEGEND

- 3/4" IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
- ⊙ CONCRETE R/W MONUMENT
- 18" CONCRETE FENCE POST (FOUND)
- 1/2" SOLID IRON PIN (FOUND)
- △ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "M.E. CLARK ASSOC." (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- P.K. NAIL (FOUND)
- ⊙ 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.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
James R. Cottrill #6858
DATE: _____

COTTRILL SURVEYING, L.L.C.

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

**FARM SPLIT, VMS 5799,
PLEASANT TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR ALBERT McINTIER**

DATE DRAWN:
8/06/12
JOB # S120709
F. B. #

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

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

KEVIN D CHANDLER
OR 225 P 2365
29.0654 AC.

V.M.S. 5799
V.M.S. 462

KIOUSVILLE-PALESTINE ROAD (45' R/W) (CR 54)

6.4652±ACRES

(B) 11.0898± ACRES

5.4953± ACRES

GALEN CARY GREGG, ET AL
OR 269 P 2155
6.5246 ACRES

GALEN CARY GREGG, ET AL
OR 269 P 2140
32.8592 ACRES

MATTHEW E & ELIZABETH A KEPLAR
OR 143 P 1705
1.28 ACRES

POB
N 50°17'51" W
99.95'

POB

V.M.S. 462

N 87°58'07" E 966.33'
OLD CALL IS Q RAILROAD, NO EVIDENCE OF A RAILROAD FOUND

N 04°29'06" E 1191.98'

N 04°21'59" E 387.67'

S 89°20'14" E 891.95'

S 89°20'14" E 827.36'

N 50°46'04" W 388.28'

S 50°46'04" W 400.00'

S 50°46'04" W 400.00'

S 39°04'23" W 851.17'

S 39°04'23" W 388.28'

N 50°46'04" W 388.28'

N 50°46'04" W 400.00'

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N 50°46'04" W 400.00'

6.4652 Acre Tract
Surveyed for Albert McIntier

The following described 6.4652 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 5799, being part of the 47.56 acre tract (Tract one) and part of a 16.5 acre tract (Tract two) both tracts conveyed to Albert R. and Shela A. McIntier by Official Record 121 page 436, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Kiousville-Palestine Road (45 ft. right-of-way)(County Road 54) said mag nail is at the southernmost corner of said 47.56 acre tract and the southwest corner of a 6.5246 acre tract conveyed to Galen Cary Gregg, Et al by Official Record 269 page 2155;

Thence, with the centerline of said Kiousville-Palestine Road, **North 50° 44 minutes 37 seconds West**, passing the southernmost corner of said 16.5 acre tract at 60.00 ft., a total distance of **400.00 ft.** to a mag nail set;

Thence, with a new line across said 16.5 acre tract, **North 39° 04 minutes 23 seconds East**, passing an iron pin and cap set at 24.99 ft., a total distance of **703.98 ft.** to an iron pin and cap set;

Thence, with the new line across said 16.5 and 47.56 acre tracts, **South 50° 46 minutes 04 seconds East**, passing the line between said tracts at 340.00 ft., a total distance of **400.00 ft.** to an iron pin and cap previously set at the northernmost corner of said 6.5246 acre tract;

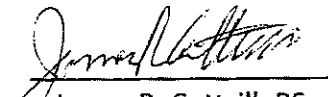
Thence, with the northwest line of said 6.5246 acre tract, **South 39° 04 minutes 23 seconds West**, passing an iron pin and cap previously set at 672.69 ft., a total distance of **704.15 ft.** returning to the point beginning containing **6.4652 Acres** more or less, of which 0.9699 acres more or less is part of said 47.56 acre tract and 5.4953 acres more or less is part of said 16.5 acre tract.

Bearings are based on a GPS observation on June 7, 2006, WGS 1984 Geodetic North.

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 on August 6, 2012 by James R. Cottrill registration #6858. (Job #S120709-6.4652AC)


James R. Cottrill, PS



93.9641 Acre Tract
Surveyed for Albert McIntier

The following described 93.9641 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 5799, being part of the 47.56 acre tract (Tract one), part of a 16.5 acre tract (Tract two), and all of a 36 acre tract (Tract three) all three tracts conveyed to Albert R. and Shela A. McIntier by Official Record 121 page 436, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pin found in the centerline of Kiousville-Palestine Road (45 ft. right-of-way)(County Road 54) said iron pin is at the southwest corner of said 36 acre tract and at the southernmost corner of one acre tract conveyed to Matthew E. and Elizabeth A. Keplar by Official Record 143 page 1705;

Thence, with the east line of said 1 acre tract, **North 04° 21 minutes 59 seconds East**, passing an 18 in. concrete fence post at 30.74 ft., also passing the southeast corner of a 1.28 acre tract also conveyed to Matthew E. and Elizabeth A. Keplar by Official Record 143 page 1705 at 287.75 ft., a total distance of **387.67 ft.** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at the northeast corner of said 1.28 acre tract and corner to a 29.0654 acre tract conveyed to Kevin D. Chandler by Official Record 225 page 2365;

Thence, with the east line of said 29.0654 acre tract, **North 04° 29 minutes 06 seconds East** a distance of **1191.98 ft.** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found in the south line of a 99 acre tract conveyed to Billy G. and Kay Graham by Deed Book 257 page 98;

Thence, with said 99 acre tract the following 2 courses:

- 1) **North 87° 58 minutes 07 seconds East** a distance of **966.33 ft.** to an iron pin and cap set
- 2) **North 04° 03 minutes 59 seconds East** a distance of **90.61 ft.** to a 5/8 inch diameter rebar and yellow plastic cap stamped "M. E. Clark Assoc." found corner to a 139.000 acre tract conveyed to Matthew W. Mason, Et al by Official Record 254 page 1701;

Thence, with said 139.000 acre tract the following 2 courses:

- 1) **South 87° 36 minutes 54 seconds East** a distance of **1143.74 ft.** to a 5/8 inch diameter rebar and yellow plastic cap stamped "M. E. Clark Assoc." found
- 2) **South 03° 42 minutes 02 seconds West** a distance of **1214.15 ft.** to an iron pin and cap previously set at the northwest corner of a 32.8592 acre tract conveyed to Galen Cary Gregg, Et al by Official Record 269 page 2140;

Thence, with said 32.8592 acre tract the following 2 courses:

- 1) **South 03° 47 minutes 04 seconds West** a distance of **187.57 ft.** to an iron pin and cap previously set
- 2) **South 39° 04 minutes 23 seconds West** a distance of **851.17 ft.** to an iron pin and cap previously set at the northernmost corner of a 6.5246 acre tract conveyed to Galen Cary Gregg, Et al by Official Record 269 page 2155;

Thence, with a new line across said 47.56 and 16.5 acre tracts, **North 50° 46 minutes 04 seconds West**, passing the line between said tracts at 60.00 ft., a total distance of **400.00 ft.** to an iron pin and cap set;

Thence, with the new line across said 16.5 acre tract, **South 39° 04 minutes 23 seconds West**, passing an iron pin and cap set at 678.99 ft., a total distance of **703.98 ft.** to a mag nail set in the centerline of said Kiousville-Palestine Road;

Thence, with the centerline of said Kiousville-Palestine Road, the following two courses:

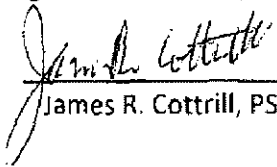
- 1) **North 50° 44 minutes 37 seconds West** a distance of **1007.23 ft.** to a railroad spike found at the west corner of said 16.5 acre tract and corner to VMS 5799 and 462;
- 2) **North 50° 17 minutes 51 seconds West** a distance of **99.95 ft.** returning to the point beginning containing **93.9641 Acres** more or less, of which 45.9896 acres is part of said 47.56 acre tract, 11.0898 acres more or less is part of said 16.5 acre tract, and 36.8847 acres more or less is all of said 36 acre tract.

Bearings are based on a GPS observation on June 7, 2006, WGS 1984 Geodetic North.

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 on August 6, 2012 by James R. Cottrill registration #6858. (Job #S120709-93.9641AC)


James R. Cottrill, PS

