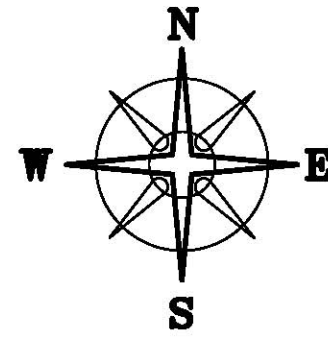
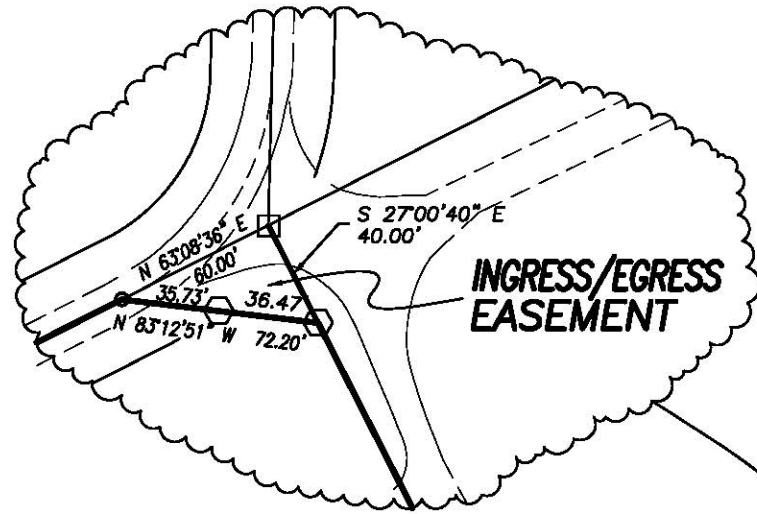


BEARINGS ARE BASED ON A GPS OBSERVATION ON 8/08/12
WGS 1984 GEODETIC NORTH.



REALAND FARMS LTD
DB 258 P 22
337.657 ACRES



MOORMAN ROAD (CR 69)(45'R/W)

MOORMAN ROAD (CR 69)(45'R/W)

1.1869± ACRES

3.0276± ACRES

INGRESS/EGRESS EASEMENT

DRAINAGE EASEMENT

LEGEND

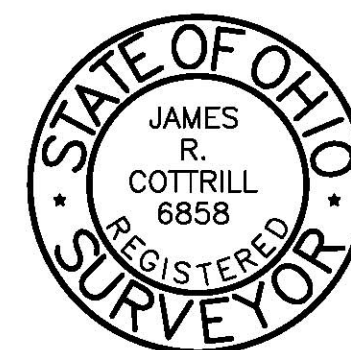
- ⊙ WOOD FENCE POST (FOUND)
- 3/4" IRON PIPE (FOUND)
- 5/8" REBAR SET OVER IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "DODSON-LINDBLOW" (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

DEED REFERENCE

ROY A HIRTH
DB 289 P 600
390.002 ACRES

HARRY G HIRTH
OR 215 P 1232
305.6195 ACRES

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

**1.1869± & 3.0276± ACRES, VMS 7625,
OAK RUN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JIM HIRTH**

DATE DRAWN:
8/15/12
JOB #S120707
F. B. #

SCALE : 1" = 60'
60' 30' 0 60'

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

**1.1869 Acre Tract
Surveyed for Jim Hirth**

The following described 1.1869 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 7625, being part of a 390.002 acre tract conveyed to Roy A. Hirth by Deed Book 289 page 600, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Moorman Road (County Road 69)(45 ft. right-of-way) said mag nail is at the northwest corner of said 390.002 acre tract and the northeast corner of a 305.6195 acre tract conveyed to Harry G. Hirth by Official Record 215 page 1232;

Thence, with the centerline of said Moorman Road, **North 63° 08 minutes 36 seconds East** a distance of **170.00 ft.** to a mag nail set;

Thence, across said 390.002 acre tract the following 2 new courses:

- 1) **South 83° 12 minutes 51 seconds East**, passing an iron pin and cap set at 35.73 ft., a total distance of **72.20 ft.** to an iron pin and cap set
- 2) **South 27° 00 minutes 40 seconds East** a distance of **190.00 ft.** to an iron pin and cap set (buried 1 ft. deep) corner to said 305.6195 acre tract;

Thence, with said 305.6195 acre tract the following 2 courses:

- 1) **South 63° 08 minutes 36 seconds West** a distance of **230.00 ft.** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Dodson-Lindblom" found buried 1 ft. deep
- 2) **North 27° 00 minutes 40 seconds West**, passing a 3/4 inch diameter iron pipe found at 207.43 ft., a total distance of **230.00 ft.** returning to the point beginning containing **1.1869 Acres** more or less.

With the benefit of the following described Ingress Egress Easement:

Beginning at a mag nail set in the centerline of said Moorman Road, at the northernmost corner of the hereinabove described 1.1869 acre tract later a 2.3702 acre tract;

Thence, with the northwest line of said 388.8151 acre tract **North 63° 08 minutes 36 seconds East** a distance of 60.00 ft. to a 5/8 inch diameter rebar set over an iron pin found at the at the point of intersection of said Road and corner to a 337.657 acre tract conveyed to Realand Farms LTD by Deed Book 258 page 22;

Thence, across said 388.8151 acre tract, **South 27° 00 min. 40 seconds East** a distance of 40.00 feet to an iron pin and cap set at the Northeast corner of said 2.3702 acre tract;

Thence, with the north line of said 2.3702 acre tract, **North 83° 12 min. 51 seconds West**, passing an iron pin and cap set at 36.47 feet, a total distance of 72.20 feet returning to the point of beginning of said easement.

With the benefit of the following described Drainage Easement:

Beginning at a mag nail set in the centerline of said Moorman Road, at the northernmost corner of the hereinabove described 1.1869 acre tract; thence, with the northwest line of said 390.002 acre tract the following 2 courses:

- 1) **North 63° 08 minutes 36 seconds East** a distance of 60.00 ft. to a 5/8 inch diameter rebar set over an iron pin found at the at the point of intersection of said Road and corner to a 337.657 acre tract conveyed to Realand Farms LTD by Deed Book 258 page 22
- 2) **North 63° 04 minutes 57 seconds East** a distance of 945.21 ft. to a point in the centerline of an open ditch

Thence, across said 390.002 acre tract the following 3 courses:

- 1) **South 17° 37 minutes 29 seconds East** with the centerline of said open ditch a distance of 138.56 ft.
- 2) continuing with the centerline of said ditch, **South 30° 51 minutes 33 seconds East** a distance of 236.03 ft.
- 3) **South 61° 17 minutes 00 seconds West** a distance of 938.87 ft. to an iron pin and cap set in the east line of said 305.6195 acre tract;

Thence, with the east line of said 305.6195 acre tract, **North 27° 00 minutes 40 seconds West** a distance of 171.70 ft. to an iron pin and cap set at the southeast corner of said 1.1869 acre tract; thence with said 1.1869 acre tract the following 2 courses:

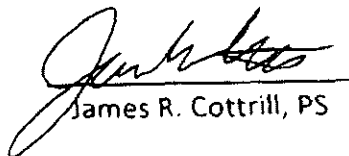
- 1) **North 27° 00 minutes 40 seconds West** a distance of 190.00 ft. to an iron pin and cap set
- 2) **North 83° 12 minutes 51 seconds West**, passing an iron pin and cap set at 36.47 ft., a total distance of 72.20 ft. returning to the point beginning.

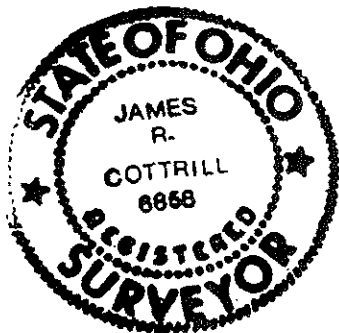
Bearings are based on a GPS observation on August 8, 2012, WGS 1984 Geodetic North.

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, 2012 by James R. Cottrill registration #6858. (Job #S120707-1.1869AC) (revised November 2, 2012)


James R. Cottrill, PS



**3.0276 Acre Tract
Surveyed for Jim Hirth**

The following described 3.0276 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 7625, being part of a 305.6195 acre tract conveyed to Harry G. Hirth by Official Record 215 page 1232 , and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Moorman Road (County Road 69)(45 ft. right-of-way) said mag nail is at the northeast corner of said 305.6195 acre tract and the northwest corner of a 390.002 acre tract conveyed to Roy A. Hirth by Deed Book 289 page 600;

Thence, with the line between said 305.6195 and 390.002 acre tracts, the following three courses:

- 1) **South 27° 00 minutes 40 seconds East**, passing a 3/4 inch diameter iron pipe found at 22.57 ft., a total distance of **230.00 ft.** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Dodson-Lindblom" found buried 1 ft. deep
- 2) **North 63° 08 minutes 36 seconds East** a distance of **230.00 ft.** to an iron pin and cap set, buried 12 in. deep
- 3) **South 27° 00 minutes 40 seconds East** a distance of **171.70 ft.** to an iron pin and cap set buried 24 in. deep;

Thence, across said 305.6195 acre tract, the following two new courses:

- 1) **South 63° 08 minutes 36 seconds West** a distance of **460.00 ft.** to an iron pin and cap set buried 24 in. deep
- 2) **North 27° 00 minutes 40 seconds West**, passing an iron pin and cap set at 379.20 ft., a total distance of **401.70 ft.** to a mag nail set in the centerline of said Moorman Road;

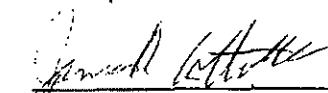
Thence, with the centerline of said Moorman Road, **North 63° 08 minutes 36 seconds East** a distance of **230.00 ft.** returning to the point beginning containing **3.0276 Acres** more or less.

Bearings are based on a GPS observation on August 8, 2012, 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, 2012 by James R. Cottrill registration #6858. (Job #S120707-1.1869AC)


James R. Cottrill, PS

