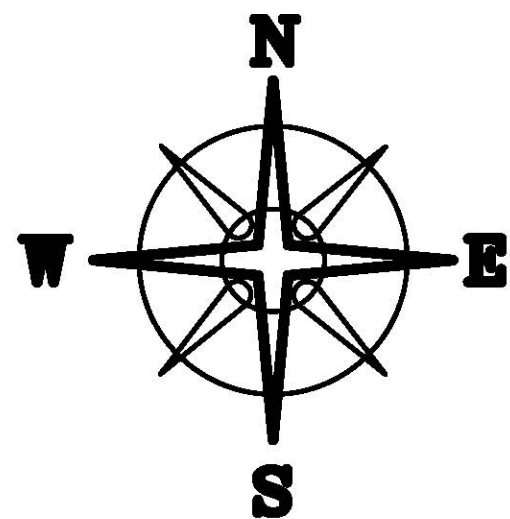


BEARINGS BASED ON A GPS OBSERVATION ON 2/14/13
WGS 1984 GEODETIC NORTH



DEED REFERENCE
EADES FAMILY FARMS LLC
OR 255 P 2251
Ⓐ **246.2037 ACRES**

20' DRAINAGE EASEMENT

PAINT CREEK

1.5216± ACRES

OLD XENIA ROAD

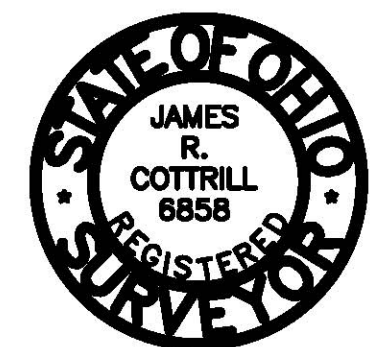
(CR 12)(R/W UNKNOWN)

TPOB
(STATE PLANE COORDINATES)
NORTHING=664539.41'
EASTING=1677177.83'

LEGEND

- P.K. NAIL (FOUND)
- RAIL ROAD SPIKE (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

1.5216± ACRES, VMS 6063,
PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR AARON & VALERIE EADES.

DATE DRAWN: 2/15/13	SCALE : 1" = 50'	CREW: MW
JOB # S130204	50' 25' 0 50'	DWN. BY: MW
F. B. #		CK. BY:

The following described 1.5216 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 6063, and being part of a 246.2037 acres conveyed to Eades Family Farm LLC by Official Record 255 page 2251, and being more particularly described as follows:

Commencing at a PK nail found in the centerline of Old Xenia Road (County Road 12)(right-of-way width unknown) at the southwest corner of said 246.2037 acre tract;

Thence, with the centerline of said Old Xenia Road the following two courses:

- 1) North 64° 18 min. 05 seconds East a distance of 141.77 feet to a railroad spike found
 - 2) North 57° 20 min. 52 seconds East a distance of 473.56 feet to a railroad spike found at
- The True Point of Beginning;**

Thence, across said 246.2037 acre tract the following three new courses:

- 1) North 27° 19 min. 50 seconds West, passing an iron pin and cap set at 30.00 feet, a total distance of 251.19 feet to an iron pin and cap set
- 2) North 60° 41 min. 53 seconds East a distance of 272.38 feet to an iron pin and cap set
- 3) South 27° 19 min. 51 seconds East, passing an iron pin and cap set at 205.77 feet, a total distance of 225.77 feet to a mag nail set in the centerline of said Old Xenia Road;

Thence, with the centerline of said Old Xenia Rd., South 57° 28 min. 00 seconds West a distance of 273.34 feet returning to **The True Point of Beginning** containing 1.5216 Acres more or less.

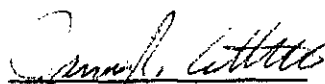
With the benefit of a 20 feet Drainage Easement extending from the northwest corner of the hereinabove described 1.5216 acre tract to the centerline of Paint Creek; said 20 feet Drainage Easement is tangent to and south of the following describe baseline: beginning at an iron pin and cap set at the northwest corner of the hereinabove described 1.5216 acre tract; Thence, South 86° 53 min. 05 seconds West a distance of 36.84 feet to a point in the centerline of Paint Creek and the western terminus of said drainage easement; said drainage easement is more clearly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on February 14, 2013, 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 February 14, 2013 by James R. Cottrill registration #6858. (Job #S130204-1-5216AC)



James R. Cottrill, PS

