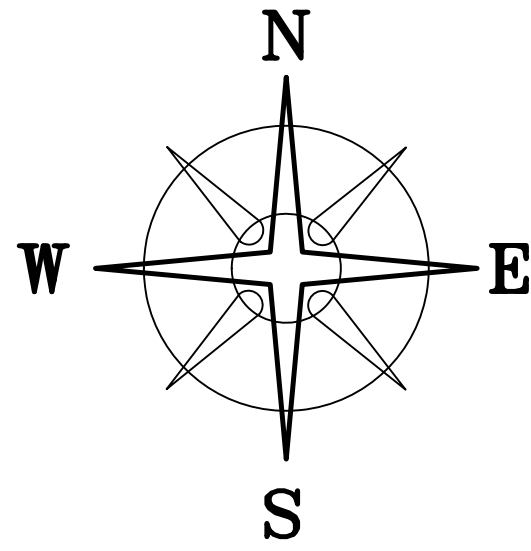


BEARING BASED ON A GPS OBSERVATION ON 08/26/13
WGS 1984 GEODETIC NORTH



FRANKLIN & BETSY DEYO REVOCABLE TRUST
OFFICIAL RECORD 277 PAGE 1614
158.286 ACRES

DEED REFERENCE
JOHN F. & JANICE H. PHILLIPS
OFFICIAL RECORD 271 PAGE 1212
Ⓐ 31.6776 ACRES

12.4177± ACRES

20.0010± ACRES

MADISON COUNTY INVESTORS INC.
OFFICIAL RECORD 269 PAGE 747
60.498 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 8/29/13

N 718471.45'
E 1684298.72'

STATE ROUTE 56 (60'R/W)

ELIZABETH A BENZINGER
OR 150 P 158
5.4478 ACRES

JOSEPH KOTSKO &
JODI K BILLMAN-KOTSKO JT LIVES
OR 188 P 2472
9.126 ACRES

JOSEPH KOTSKO &
JODI K BILLMAN-KOTSKO JT LIVES
OR 269 P 613
2.879 ACRES

MARCIA L MECKLER, TRUSTEE
OR 244 P 938
111.369 ACRES

THEODORE F KING
DB 183 P 439
1 ACRE

CEMETERY TRUSTEES
SCIENCE HILL CEMETERY
0.66 AC.

LEGEND

- 3/4" IRON PIPE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- △ RECORD CORNER STONE (FOUND)
- 14" CONCRETE FENCE POST (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

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

**20.001 ACRES, 12.4177 ACRE TRACTS, VMS 6014,
SOMERFORD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR CHARLES SHARP.**

DATE DRAWN: 8/27/13	SCALE : 1" = 200' 200' 100' 0 200'	CREW: MW
JOB # S130810		DWN. BY: RC, MW

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

12.4177 Acre Tract *Surveyed for Charles Sharp*

The following described 12.4177 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 6014, being part of a 31.6776 acre tract conveyed to John F and Janice H Phillips by Official Record 271 page 1212, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (60 feet right-of-way) at the northernmost corner of said 31.6776 acre tract and in the southeast line of a 140.416 acre tract conveyed to Franklin and Betsy Deyo, Revocable Trust by Official Record 277 page 1614;

Thence, with the centerline of said State Route 56, **South 37° 33' 30" East** a distance of **622.88 feet** to a mag nail set in said centerline;

Thence, across said 31.6776 acre tract and the north line of a 40 feet Ingress/Egress Easement recorded in Official Record 271 page 1212, the following 3 new courses:

- 1) **South 58° 54' 56" West**, passing an iron pin and cap set at 30.19 feet, a total distance of **364.41 feet** to an iron pin and cap set
- 2) **South 71° 11' 45" West** a distance of **266.11 feet** to a point in Deercreek
- 3) **South 67° 10' 16" West**, passing and iron pin and cap set at 100.00 feet, a total distance of **452.78 feet** to an iron pin and cap set;

Thence, continuing with a new line across said 31.6776 acre tract, **North 37° 04' 24" West** a distance of **372.58 feet** to an iron pin and cap set in the southeast line of said Deyo's 158.286 acre tract;

Thence, with said southeast line, **North 51° 58' 29" East**, passing a 14 inch concrete fence post found at 1018.47 feet, a total distance of **1048.84 feet** returning to the point of beginning containing **12.4177 Acres** more or less.

Subject to and with the benefit of an existing 40 feet drainage easement as shown on plat accompanying this legal description.

Bearings are bases on a GPS observation on August 26, 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 August 28, 2013 by James R. Cottrill registration #6858. (Job #S130810-12-4177AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

20.0010 Acre Tract *Surveyed for Charles Sharp*

The following described 20.0010 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 6014, being part of a 31.6776 acre tract conveyed to John F and Janice H Phillips by Official Record 271 page 1212, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (60 feet right-of-way) corner to said 31.6776 acre tract and at the northernmost corner of a 5.4478 acre tract conveyed to Elizabeth A. Benzinger by Official Record 150 page 158;

Thence, with said 5.4478 acre tract the following 4 courses:

- 1) **South 51° 34' 26" West** a distance of **27.50 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found
- 2) **South 51° 38' 47" West** a distance of **280.16 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found bent
- 3) **South 69° 42' 58" West** a distance of **320.51 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found
- 4) **South 26° 56' 31" East** a distance of **444.29 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found in the northwest line of a 9.126 acre tract conveyed to Joseph Kotsko and Jodi K Billman – Kotsko by Official Record 188 page 2472;

Thence, with the northwest line of said 9.126 acre tract, **South 51° 10' 31" West** a distance of **98.49 feet** to a 3/4 inch diameter iron pipe found at the northeast corner of a 2.879 acre tract conveyed to Joseph Kotsko and Jodi K Billman – Kotsko by Official Record 269 page 613;

Thence, with said 2.879 acre tract the following two courses:

- 1) **South 51° 10' 31" West** a distance of **352.99 feet** to an iron pin and cap set previously set
- 2) **South 38° 49' 29" East** a distance of **481.56 feet** to an iron pin and cap set previously in the northwest line of a 111.369 acre tract conveyed to Marcia L Meckler, Trustee by Official Record 244 page 938;

Thence, with the northwest line of said 111.369 acre tract, **South 52° 39' 47" West** a distance of **305.33 feet** to an iron pin and cap previously set at the westernmost corner of a 60.498 acre tract conveyed to Madison County Investors, Incorporated by Official Record 269 page 747;

Thence, with the northeast line of said 60.498 acre tract, **North 37° 04' 24" West** a distance of **1535.71 feet** to an iron pin and previously set in the southeast line of a 158.286 acre tract conveyed to Franklin and Betsy Deyo, Revocable Trust by Official Record 277 page 1614;

Thence, with the southeast line of said 158.286 acre tract, **North 51° 58' 29" East** a distance of **379.79 feet** to an iron pin and cap set;

Thence, with a new line across said 31.6776 acre tract, **South 37° 04' 24" East** a distance of **372.58 feet** to an iron pin and cap set in the north line of an existing 40 feet Ingress/Egress Easement;

Thence, continuing across said 31.6776 acre tract and the north line of said easement, the following three new courses:

- 1) **North 67° 10' 16" East**, passing and iron pin and cap set at 352.78 feet, a total distance of **452.78 feet** to a point in Deercreek
- 2) **North 71° 11' 45" East** a distance of **266.11 feet** to an iron pin and cap set
- 3) **North 58° 54' 56" East**, passing and iron pin and cap set at 334.22 feet, a total distance of **364.41 feet** to a mag nail set in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, **South 37° 33' 30" East** a distance of **88.36 feet** returning to the point of beginning containing **20.0010 Acres** more or less.

Subject to and with the benefit of an existing 40 feet drainage easement and an existing 40 feet Ingress/Egress Easement as shown on plat accompanying this legal description.

Bearings are bases on a GPS observation on August 26, 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 August 28, 2013 by James R. Cottrill registration #6858. (Job #S130810-20-0010AC)

James R. Cottrill, PS