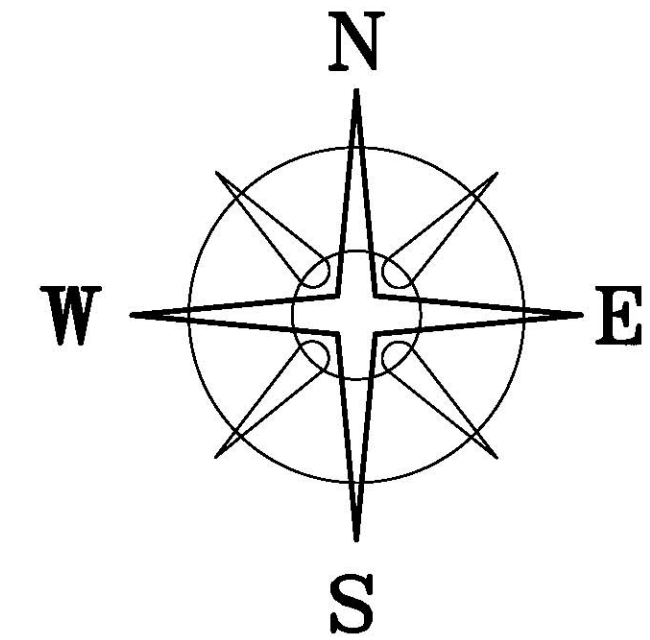


BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/12/12  
WGS 1984 GEODETIC NORTH.



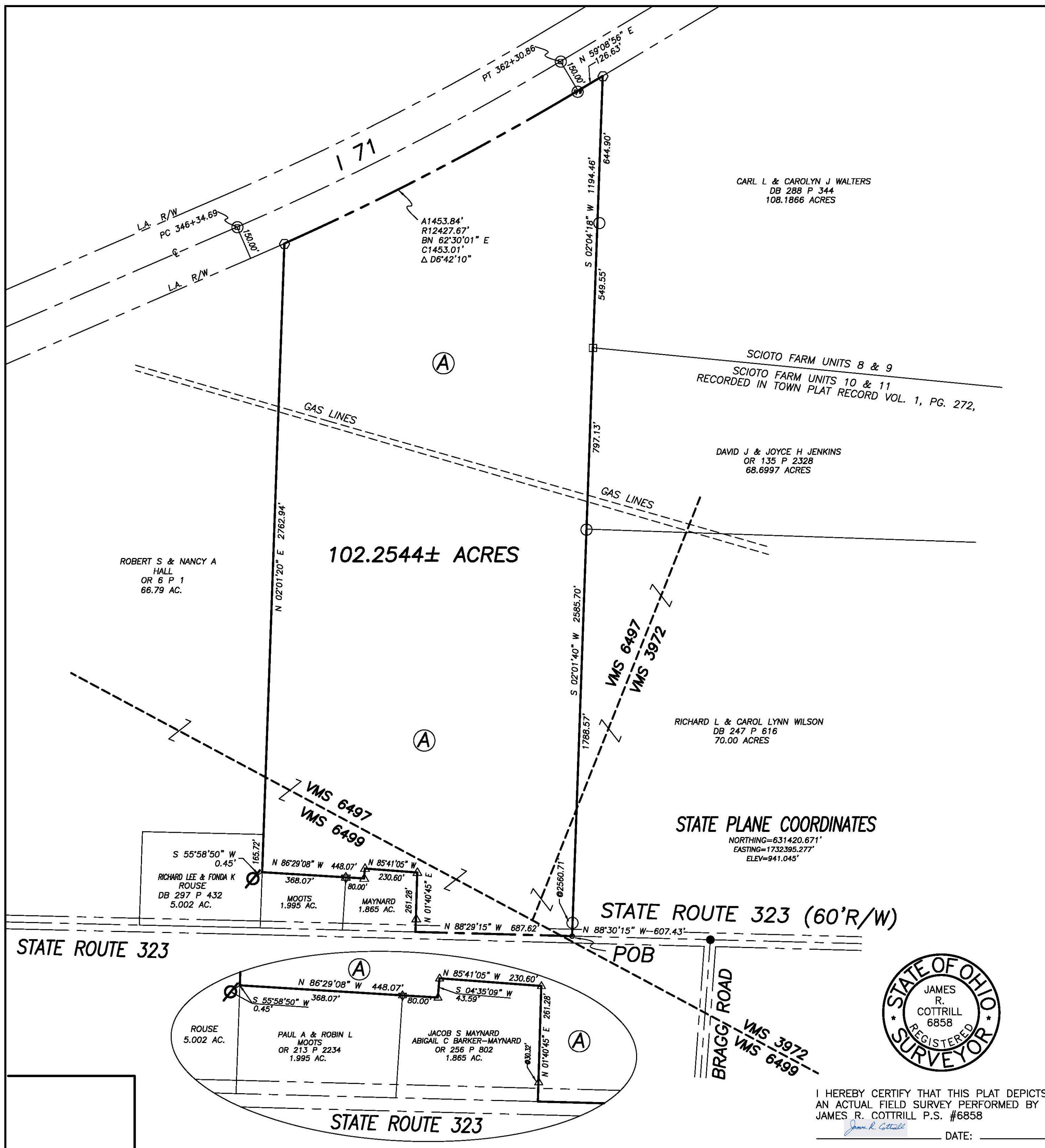
### DEED REFERENCE

BETHANY WHITLAW, TRUSTEE  
OF THE ARMADA L BALO TRUST  
OR 247 P 2450  
101.5729 ACRES

### LEGEND

- ⊕ 5" CONCRETE R/W MONUMENT (FOUND)
- ⊞ 1/2" IRON REBAR IN CONCRETE FOUND
- ⌀ 4" IRON PIPE FENCE POST (FOUND)
- 2 1/2" IRON PIPE & CAP (FOUND)  
SCIOTO FARM UNITS MONUMENTS
- ☆ 5/8" IRON REBAR & YELLOW PLASTIC  
CAP STAMPED "THOMAS ENG." (FOUND)
- 3/4" IRON REBAR (FOUND)
- △ 3/4" IRON PIPE AND ALUMINUM CAP  
STAMPED "NCB 5969" (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL SET OVER IRON PIN FOUND
- ⊞ 5/8" IRON REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.  
VMS LINES SCALED FROM GIS MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

DATE: \_\_\_\_\_

COTTRILL SURVEYING, L.L.C.

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

102.2544± ACRES, VMS 3972, 6497, & 6499,  
RANGE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BETHANY WHITLAW

DATE DRAWN:  
12/13/12  
JOB # S121204  
F. B. #

SCALE : 1" = 300'  
300' 150' 0 300'

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

The following describe 102.2544 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 3972, 6497, and 6499, and being all that remains of a 101.5729 acre tract conveyed to Bethany Whitlaw, Trustee of the Armada L Balo Trust my Official Record 247 page 2450, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of State Route 323 (60 foot right-of-way) at the southeast corner of said 101.5729 acre tract and the southwest corner of a 70.00 acre tract conveyed to Richard L and Carol Lynn Wilson by Deed Book 240 page 616, said mag nail bears North 88° 30 min. 15 seconds West a distance of 607.43 feet from a railroad spike found at the centerline intersection of said State Route 323 with Bragg Rd.;

Thence, with the center line of said State Route 323, **North 88° 29 min. 15 seconds West** a distance of **687.62 feet** to the southeast corner of a 1.865 acre tract conveyed to Jacob S Maynard and Abigail C Baker – Maynard by Official Record 256 page 802;

Thence, with said 1.865 acre tract the following four courses:

- 1) **North 01° 40 min. 45 seconds East**, passing a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 30.32 feet, a total distance of **261.28 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found
- 2) **North 85° 41 min. 05 seconds West** a distance of **230.60 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found
- 3) **South 04° 35 min. 09 seconds West** a distance of **43.59 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found
- 4) **North 86° 29 min. 08 seconds West**, passing a 5/8 inch diameter rebar and yellow plastic caps stamped "Thomas Engineering" at the northeast corner of a 1.995 acre tract conveyed to Paul A and Robin Moots by Official Record 213 page 2234 at 80.00 feet, a total distance of **448.07 feet** to the northwest corner of said 1.995 acre tract and in the east line of a 5.002 acre tract conveyed to Richard Lee and Fonda K Rouse by Deed Book 297 page 432, from said corner a four inch diameter metal fence post found bears South 55° 58 min. 50 seconds West a distance of 0.45 feet;

Thence, with the east line of said 5.002 acre tract, **North 02° 01 min. 20 seconds East**, passing the southeast corner of a 66.79 acre tract conveyed to Robert S and Nancy A Hall by Official Record 6 page 1 at 165.72 feet, a total distance of **2762.94 feet** to an iron pin and cap set in the south L/A R/W line of Interstate 71;

Thence, with the south L/A R/W line of said Interstate 71, the following two courses:

- 1) with a curve to the left, radius equals 12,427.67 feet, arc length of 1453.84 feet, and the cord bears **North 62° 30 min. 01 seconds East** a distance of **1453.01 feet** to a 5 inch diameter concrete right-of-way monument found
- 2) **North 59° 08 min. 56 seconds East** a distance of **126.63 feet** to an iron pin and cap previously set at the northwest corner of a 108.1866 acre tract conveyed to Carl L and Carolyn J Walters by Deed Book 288 page 344;

Thence, with the west line of said 108.1866 acre tract, **South 02° 04 min. 18 seconds West**, passing a 2 1/2 inch diameter iron pipe and cap at 644.90 feet, a total distance of **1194.46 feet** to a 3/4 inch diameter rebar found at the northwest corner of a 68.6997 acre tract conveyed to David J and Joyce H Jenkins by Official Record 135 page 2328;

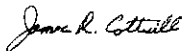
Thence, with the west line of said 68.6997 acre tract, **South 02° 01 min. 40 seconds West**, passing a 2 1/2 inch diameter iron pipe and cap found at the northwest corner of said Wilson's 70.00 acre tract at 797.13 feet, also passing a 2 1/2 inch diameter iron pipe and cap found at 2560.71 feet, a total distance of **2585.70 feet** returning to the point of beginning containing **102.2544 acres** more or less.

Bearings are based on a GPS observation on December 12, 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 December 12, 2012 by James R. Cottrill registration #6858. (Job #S121204-102-2544AC)



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James R. Cottrill, PS