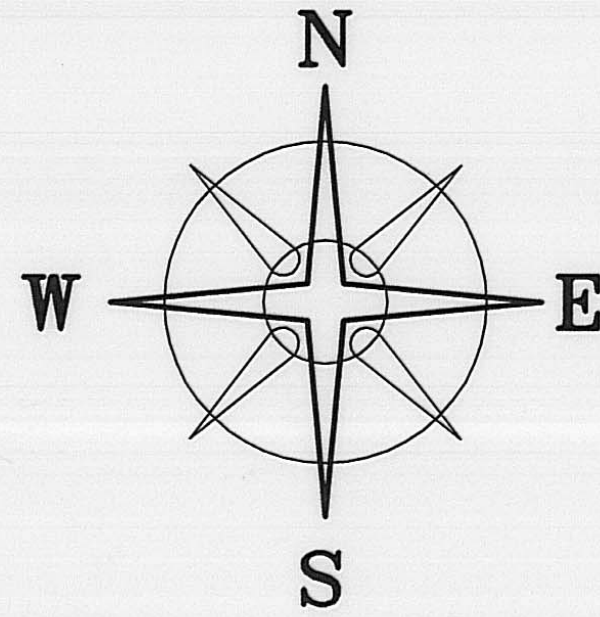


BEARINGS BASED ON THE CENTERLINE OF DORN ROAD  
(N 01° W) AS DESCRIBED IN OFFICIAL RECORD 172 PAGE 2023.



**STATE ROUTE 323 (60' R/W)**

**LEGEND**

- 2" IRON FENCE POST (FOUND)
  - △ ANGLE IRON FENCE POST (FOUND)
  - RAIL ROAD SPIKE (SET)
  - RAIL ROAD SPIKE (SET) OVER TOP IRON PIN (FOUND)
  - CONCRETE NAIL & WASHER (SET)
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

ROBERT C. HAIGLER  
DEED BOOK 281 PAGE 307  
111.584

**DEED REFERENCE**  
**CHARLES RICHARD AND BARBARA J. DORN**  
**OFFICIAL RECORD 172 PAGE 2023**

- 215 15.301 ACRES (TRACT NO.1)
- 212 54.778 ACRES (TRACT NO.2)
- 213 6.502 ACRES (TRACT NO.3)
- 214 12.68 ACRES (TRACT NO.4)
- 216 28.18 ACRES (TRACT NO.5)

N 89°38'06" E 676.62'  
N 89°38'06" E 325.82'  
N 00°09'58" W 816.38'  
N 00°09'58" W 813.99'  
S 01°38'32" W 813.99'  
S 01°38'32" W 813.99'  
S 01°03'37" E 811.93'  
**12.4150± ACRES**  
○214

N 01°03'37" W 2215.74'  
N 01°03'37" E 811.93'  
S 01°03'37" W 2215.74'  
**6.4364± ACRES**  
○213

**54.7676± ACRES**  
○212

N 89°15'31" E 233.24'  
N 89°15'31" E 436.84'  
S 01°06'07" E 2826.68'  
N 01°06'07" W 2826.68'  
S 01°00'00" E 2220.02'  
N 01°00'00" W 2826.83'  
**15.2987± ACRES**  
**DORN ROAD (TWP. RD. 76)(40'R/W)**  
○215

N 01°06'07" W 2826.68'  
S 00°58'03" E 2826.33'  
**28.1298± ACRES**  
○216

REYNOLD SLAUGHTER Jr. ETAL.  
DEED BOOK 220 PAGE 225  
106 ACRES  
○249

NANCY A. & ROBERT S. HALL  
OFFICIAL RECORD 6 PAGE 1  
8.871 ACRES  
○323

KATHERINE V. & DELBERT L. DORN  
D.B. 256, P. 813  
28.05 ACRES  
○194

**JAMES R. COTTRILL P.S.**

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

**VMS 4156, RANGE TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR MIKE PITSTICK.**



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

*James R. Cottrill* DATE: 11/24/04

DATE DRAWN: 11/01/04  
JOB #S041101  
F. B. # 36

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

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

S 89°12'59" W 238.27'  
S 89°12'59" W 430.20'  
PASS @213.84'  
MARYBELLE DORN  
OFFICIAL RECORD 126 PAGE 613  
98.4375 ACRES  
○249



21,214 GA  
17,7745 RD  
15,7872 SOB

54.7676 Acre Tract  
Surveyed for Mike Pitstick

The following described 54.7676 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being all of a 54.778 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023, and being more particularly described as follows:

Beginning at a Railroad Spike set over an iron pin found at the centerline intersection of Dorn Road (Township Road 76)(40' Right-of-Way) with State Route 323 (60' Right-of-Way), Thence with the centerline of Dorn Road South 01° 00 minutes 00 seconds East a distance of 2220.02 feet to a rail road spike set in the centerline of Dorn Road at the north east corner to a 28.05 acre tract conveyed to Katherine V. & Delbert L. Dorn by Deed Book 256 page 813;

Thence, with the north line of said 28.05 acre tract, South 89° 22 minutes 51 seconds West, passing an iron pin and cap set at 17.49 feet, a total distance of 1074.53 feet to a 2 inch diameter iron fence post found at the southeast corner to a 6.502 acre tract conveyed to Charles Richard & Barbara J. Dorn by official record 172 page 2023;

Thence, with the east line of said 6.502 acre tract, North 01° 03 minutes 37 seconds West, passing an iron pin and cap set at the southeast corner of a 111.584 acre tract conveyed to Robert C. Haigler by Deed Book 281 page 307 at 811.93 ft., also passing an iron pin and cap set at 2193.83 ft., a total distance of 2215.74 ft. to a railroad spike set in the centerline of said State Route 323;

Thence, with the centerline of said State Route 323, North 89° 09 minutes 07 seconds East a distance of 1076.84 feet returning to the point of beginning containing 54.7676 acres more or less.

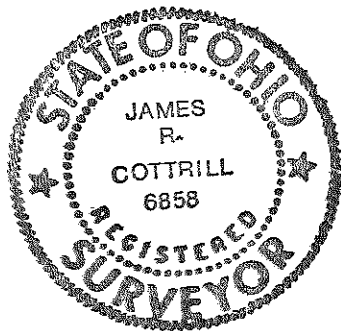
Bearings are based on the centerline of Dorn Road (North 01° 00 minutes 00 seconds West) as described in official record 172 page 2023.

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 6858."

This description is based on a field survey performed November 3, 2004 by James R. Cottrill registration #6858. (Job #S041101B)

  
James R. Cottrill, P.S.



15,976.8  
12,462.0

28.1298 Acre Tract  
Surveyed for Mike Pitstick

The following described 28.1298 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being all of a 28.18 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023, and being more particularly described as follows:

Beginning at a Railroad Spike set over an iron pin found at the centerline intersection of Dorn Road (Township Road 76)(40' Right-of-Way) with State Route 323 (60' Right-of-Way), also being the northwest corner of a 15.301 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023;

Thence, with the centerline of said State Route 323, North 89° 15 minutes 31 seconds East a distance of 233.24 feet to a concrete nail & washer set at the northeast corner of said 15.301 acre tract, said spike is also the **true point of beginning**,

Thence, continuing with the centerline of said State Route 323, North 89° 15 minutes 31 seconds East a distance of 436.84 feet to a concrete nail and washer set at the northwest corner of a 106 acre tract conveyed to Reynold Slaughter Jr. ETAL. by deed book 220 page 225;

Thence, with the west line of said 106 acre tract, South 00° 58 minutes 03 seconds East, passing an iron pin and cap set at 22.31 feet, a total distance of 2826.33 feet to a 2 inch diameter iron fence post found in the north line of a 98.4375 acre tract conveyed to Marybelle Dorn by official record 126 page 613;

Thence, with the north line of said 98.4375 acre tract, South 89° 12 minutes 59 seconds West a distance of 430.20 feet to an iron pin and cap set at the southeast corner of said 15.301 acre tract;

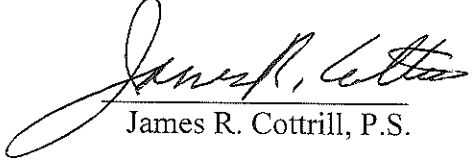
Thence, with the east line of said 15.301 acre tract North 01° 06 minutes 07 seconds West, passing an iron pin and cap set at 2796.67 feet a total distance of 2826.68 feet returning to the **true point of beginning** containing 28.1298 acres more or less.

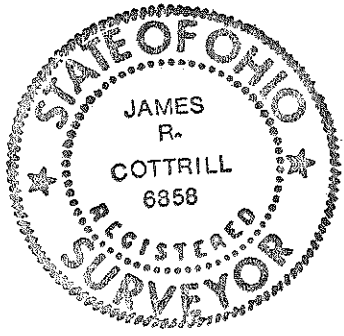
Bearings are based on the centerline of Dorn Road (North 01° West) as described in official record 172 page 2023.

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 6858."

This description is based on a field survey performed November 3, 2004 by James R. Cottrill registration #6858. (Job #S041101)

  
James R. Cottrill, P.S.



0.6 csh  
3.69 KO  
11.0087 csh

15.2987 Acre Tract  
Surveyed for Mike Pitstick

The following described 15.301 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being all of a 15.301 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023, and being more particularly described as follows:

Beginning at a Railroad Spike set over an iron pin found in the intersection intersection of Dorn Road (Township Road 76)(40' Right-of-Way) with State Route 323 (60' Right-of-Way);

Thence, with the centerline of said State Route 323, North 89° 15 minutes 31 seconds East a distance of 233.24 feet to a concrete nail and washer set at the northwest corner of a 28.18 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023;

Thence, with the west line of said 28.18 acre tract, South 01° 06 minutes 07 seconds East, passing an iron pin and cap set at 30.00 feet a total distance of 2826.68 feet to an iron pin and cap set in the north line of a 98.4375 acre tract conveyed to Marybelle Dorn by official record 126 page 613;

Thence, with the north line of said 98.4375 acre tract, South 89° 12 minutes 59 seconds West, passing an iron pin and cap set at 213.84 feet, a total distance of 238.27 feet to a railroad spike set in the centerline of Dorn Road;


Thence, with the centerline of said Dorn Road, North 01° 00 minutes 00 seconds West, passing a railroad spike in the centerline of Dorn Road at 606.80 feet, a total distance of 2826.83 feet returning to the point of beginning containing 15.2987 acres more or less.

Bearings are based on the centerline of Dorn Road (North 01° 00 minutes 00 seconds West) as described in official record 172 page 2023.

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 6858."

This description is based on a field survey performed November 3, 2004 by James R. Cottrill registration #6858. (Job #S041101A)

  
James R. Cottrill, P.S.



2,75 KD  
3,6864

6.4364 Acre Tract  
Surveyed for Mike Pitstick

The following described 6.4364 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being all of a 6.502 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023, and being more particularly described as follows:

Beginning at a rail road spike set in the centerline of Dorn Road, said spike is at the northeast corner of a of a 28.05 acre tract conveyed to Katherine V. & Delbert L. Dorn by Deed Book 256 page 813, said spike is also at the southeast corner of a 54.778 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023;

Thence, with the line between said 28.05 and 54.778 acre tracts, South  $89^{\circ} 22$  minutes 51 seconds West, passing an iron pin and cap set at 17.49 ft., a total distance of 1074.53 feet to a 2 inch diameter fence post found at the southeast corner of said 6.502 acre tract, said fence post also being **the true point of beginning**;

Thence, with the north line of said 28.05 acre tract, South  $89^{\circ} 22$  minutes 51 seconds West a distance of 364.19 feet to an iron pin and cap set at the south east corner of a 12.68 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023;

Thence, with the east line of said 12.68 acre tract, North  $01^{\circ} 38$  minutes 32 seconds East a distance of 813.99 feet to an iron pin and cap set in the south line of a 111.584 acre tract conveyed to Robert C. Haigler by Deed Book 281 Page 307;

Thence, with the south line of said 111.584 acre tract, North  $89^{\circ} 38$  minutes 06 seconds East a distance of 325.82 feet to an iron pin and cap set in the west line of said 54.778 acre tract;

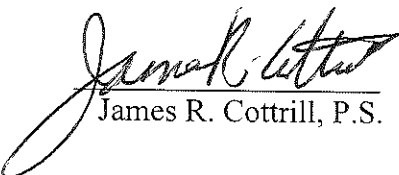
Thence, with the west line of said 54.778 acre tract, South  $01^{\circ} 03$  minutes 37 seconds East a distance of 811.93 feet returning to **the true point of beginning** containing 6.4364 acres more or less.

Bearings are based on the centerline of Dorn Road (North  $01^{\circ} 00$  minutes 00 seconds West) as described in official record 172 page 2023.

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 6858."

This description is based on a field survey performed November 3, 2004 by James R. Cottrill registration #6858. (Job #S041101C)

  
James R. Cottrill, P.S.



4.965 Ko  
7.45 CoB

12.4150 Acre Tract  
Surveyed for Mike Pitstick

The following described 12.4150 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being all of a 12.68 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023, and being more particularly described as follows:

Beginning at a rail road spike set in the centerline of Dorn Road at the northeast corner of a of a 28.05 acre tract conveyed to Katherine V. & Delbert L. Dorn by Deed Book 256 page 813, said spike is also at the southeast corner of a 54.778 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023;

Thence, with the line between said 28.05 and said 54.778 acre tracts, South 89° 22 minutes 51 seconds West, passing an iron pin and cap set at 17.49 ft., also passing a 2 inch diameter iron fence post found at the southeast corner of a 6.502 acre tract conveyed to Charles Richard and Barbara J. Dorn by official record 172 page 2023 at 1074.53 feet, a total distance of 1438.72 feet to an iron pin and cap set at the southeast corner of said 12.68 acre tract, and also the northeast corner of a 67.731 acre tract conveyed to Katherine V. and Delbert L. Dorn by deed book 256 page 813, said spike also being at **the true point of beginning**;

Thence, with the north line of said 67.731 acre tract, South 89° 22 minutes 51 seconds West, a distance of 650.95 feet to an angle iron fence post found at the southeast corner of a 8.871 acre tract conveyed to Nancy A. & Robert S. Hall by Official Record 6 page 1;

Thence, with the east line of said 8.871 acre tract, North 00° 09 minutes 58 seconds West a distance of 816.38 feet to an angle iron fence post found in the south line of a 111.584 acre tract conveyed to Robert C. Haigler by Deed Book 281 page 307;

Thence, with the south line of said 111.584 acre tract, North 89° 38 minutes 06 seconds East a distance of 676.62 feet to an iron pin and cap set at the Northwest corner of said 6.502 acre tract;

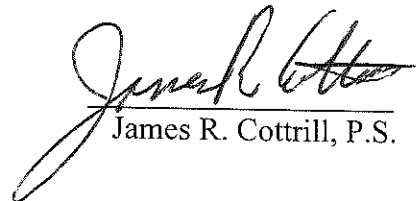
Thence, with the west line of said 6.502 acre tract, South 01° 38 minutes 32 seconds West a distance of 813.99 feet returning to **the true point of beginning** containing 12.4150 acres more or less.

Bearings are based on the centerline of Dorn Road (North 01° 00 minutes 00 seconds West) as described in official record 172 page 2023.

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 6858."

This description is based on a field survey performed November 3, 2004 by James R. Cottrill registration #6858. (Job #S041101D)

  
James R. Cottrill, P.S.

