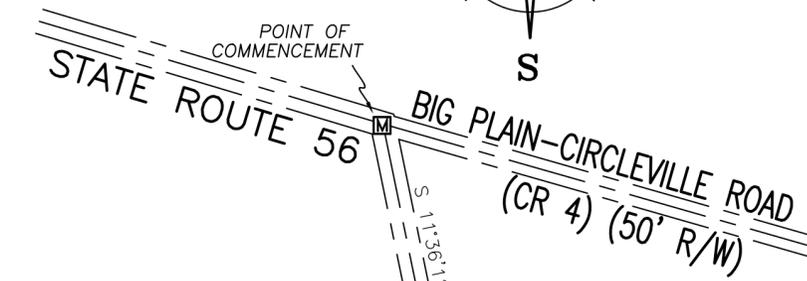


LINE	BEARING	DISTANCE
L1	S 34°59'43" W	340.42'
L2	S 34°59'43" W	340.42'
L3	S 06°19'50" W	282.75'
L4	S 86°31'03" W	587.18'
L5	N 78°33'22" W	157.03'
L6	N 04°16'28" E	201.49'
L7	S 06°19'50" W	149.68'
L8	S 84°22'54" W	177.79'
L9	S 66°05'20" W	169.37'
L10	S 26°46'58" W	105.17'
L11	S 07°21'14" W	175.36'
L12	S 67°11'10" W	391.56'
L13	N 06°14'45" E	439.68'
L14	N 12°56'10" E	295.28'
L15	S 04°16'28" W	201.49'
L16	S 78°33'22" E	157.03'
L17	N 86°31'03" E	587.18'
L18	N 67°11'10" E	391.56'
L19	N 07°21'14" E	175.36'
L20	N 26°46'58" E	105.17'
L21	N 66°05'20" E	169.37'
L22	N 84°22'54" E	177.79'



N=674301.19'  
E=1717459.30'

AGRICULTURAL LANDS LTD  
OR 67 P 290  
204.308 ACRES  
13-00164.000

**LEGEND**

- ▣ MONUMENT BOX
  - 7" Ø WOOD FENCE POST (FOUND)
  - ⊙ 7" Ø WOOD FENCE POST WITH PK (FOUND)
  - ⌵ 6" I-BEAM METAL FENCE POST (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ⊙ 1" SOLID IRON PIN (FOUND)
  - 5/8" Ø REBAR (FOUND)
  - ▲ RECORD CORNER STONE (FOUND)
  - ☆ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "JH 8283" (FOUND)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 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: 5/26/16

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

**FARM SPLIT, VMS 8005 & 7262, UNION & OAKRUN TOWNSHIPS, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR RON SHOAF**

DATE DRAWN: 5/18/16	SCALE: 1" = 300'	CREW: MW
JOB # S160306	300' 150' 0 300'	DWN. BY: MW, NC
		CK. BY:

FIFTH THIRD BANK TRUSTEE--  
HELEN H BERNE  
DB 285 P 126  
624.87 ACRES  
29-00216.000

FIFTH THIRD BANK TRUSTEE--  
HELEN H BERNE  
DB 285 P 126  
624.87 ACRES  
13-00053.000

SOUTH SIDE OF  
10" LOCUST TREE

CLUMP OF  
LOCUST TREES

PAUL A KUHN, TRUSTEE  
OR 300 P 842  
148.5 ACRES  
13-00044.000

**DEED REFERENCE**  
JAMES SHOAF, JANE E SHOAF,  
& JOHN W SHOAF  
OR 308 P 2548

- Ⓐ 66 ACRES PARCEL I FIRST TRACT  
13-00135.001  
29-00566.000
- Ⓑ 66 ACRES PARCEL I SECOND TRACT  
13-00135.001
- Ⓒ 94.06 ACRES PARCEL II FIRST TRACT  
13-00134.000

UNION TOWNSHIP  
OAKRUN TOWNSHIP  
MEASURED FROM GIS MAP

**104.8326± ACRES**

**52.4163± ACRES**

**40.4889± ACRES**

**16.2630± ACRES**

**11.9274± ACRES**

NEW 30' INGRESS/EGRESS EASEMENT

LINE	BEARING	DISTANCE
LA	S 35°05'18" W	572.86'
LB	S 34°59'43" W	1361.64'
LC	S 34°00'22" W	297.46'
LD	S 48°39'08" W	132.68'
LE	S 59°00'08" W	36.99'
LF	S 37°26'45" W	188.07'
LG	S 59°01'03" W	71.63'
LH	N 77°48'11" W	128.54'
LI	S 85°01'18" W	389.26'
LJ	N 83°21'59" W	1326.11'

WEST CENTRAL OHIO FARMS LLC  
OR 278 P 2202  
146.522 ACRES  
13-00135.003

SHOAF ROBERT A  
OR 183 P 493  
61.52 ACRES  
13-00135.000

SHOAF ROBERT A  
OR 183 P 493  
61.52 ACRES  
13-00135.000

VMS 8005  
VMS 4510

VMS 4510  
VMS 8005

VMS 8005  
VMS 4088

VMS 8005  
VMS 7262

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **11.9274 Acre Tract** *Surveyed for Ron Shoaf*

The following described 11.9274 acre tract is situated in the State of Ohio, Oak Run Township, VMS 8005 and 7262, and being part of a part of a 66 acre tract (13-00135.001) (Parcel I, Second Tract) conveyed to James Shoaf, Jayne E Shoaf, and John W Shoaf by Official Record 308 page 2548, and being more particularly described as follows:

Commencing at a centerline of right-of-way monument box found at the centerline intersection of State Route 56 (right-of-way width varies) with Big Plain-Circleville Road (County Road 4) (50 feet right-of-way);

Thence, with the centerline of said State Route 56, the following 2 courses:

- 1) South 11° 36' 12" East a distance of 2568.97 feet to an angle point in the centerline of said highway
- 2) South 42° 22' 11" East a distance of 140.44 feet to a 3/4 inch diameter iron pipe found corner to a 204.308 acre tract conveyed to Agricultural Lands, LTD by Official Record 67 page 290 and the northwest corner of a 61.52 acre tract conveyed to Robert A Shoaf by Official Record 183 page 493;

Thence, with the line between said 204.308 and 61.52 acre tracts, South 35° 05' 18" West a distance of 606.93 feet to a PK nail found in top of a 7 inch diameter wood fence post found at the northeast corner of said 94.06 acre tract;

Thence, continuing with said 61.52 acre tract, the following 3 courses:

- 1) South 34° 59' 43" West, passing an iron pin and cap set at 680.83 and 1021.25 feet, a total distance of 1361.66 feet to an iron pin and cap set
- 2) North 77° 32' 36" West a distance of 2246.39 feet to a 7 inch diameter wooden fence post found in the east line of said 66 acre tract
- 3) South 06° 19' 50" West, passing an iron pin and cap set at 10.00 feet, also passing a 5/8 inch diameter rebar and red plastic cap stamped "JH 8283" found at 335.51 feet, a total distance of 432.43 feet to a 5/8 inch diameter rebar and red plastic cap stamped "JH 8283" found at the northwest corner of a 146.522 acre tract conveyed to West central Ohio farms, LLC by Official Record 278 page 2202 and at **The True Point of Beginning**;

Thence, with the west line of said 146.522 acre tract, **South 06° 19' 50" West**, passing the centerline of a 20 feet Ingress /Egress Easement at 451.51 feet, a total distance of **1018.64 feet** to an iron pin and cap set corner to a 148.5 acre tract conveyed to Paul A Kuhn, Trustee by Official Record 300 page 842;

Thence, with said 148.5 acre tract, the following 2 courses:

- 1) **North 82° 24' 48" West**, passing a 7 inch diameter wood fence post found at 2.74 feet, a total distance of **701.68 feet** to a 5/8 inch diameter rebar found
- 2) **North 06° 14' 45" East** a distance of **416.58 feet** to an iron pin and cap set;

Thence, across said 66 acre tract the following 5 new courses:

- 1) **North 67° 11' 10" East** a distance of **391.56 feet** to an iron pin and cap set
- 2) **North 07° 21' 14" East** a distance of **175.36 feet** to an iron pin and cap set
- 3) **North 26° 46' 58" East** a distance of **105.17 feet** to an iron pin and cap set
- 4) **North 66° 05' 20" East** a distance of **169.37 feet** to an iron pin and cap set
- 5) **North 84° 22' 54" East** a distance of **177.79 feet** returning to **The True Point of Beginning** containing **11 .9274 Acres** more or less.

With the benefit of a 20 feet Ingress/Egress Easement as described in Official Record \_\_\_\_\_, page \_\_\_\_\_.

Bearings are based on a GPS observation on May 9, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 24, 2016 by James R. Cottrill, PS registration #6858. (Job #S160306-11-9274 AC)



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James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **16.2630 Acre Tract** *Surveyed for Ron Shoaf*

The following described 16.2630 acre tract is situated in the State of Ohio, Oak Run Township, VMS 8005 and 7262, and being part of a 66 acre tract (13-00135.001 & 29-00566.000) (Parcel I, First Tract), and part of a 66 acre tract (13-00135.001) (Parcel I, Second Tract), both tracts conveyed to James Shoaf, Jayne E Shoaf, and John W Shoaf by Official Record 308 page 2548, and being more particularly described as follows:

Commencing at a centerline of right-of-way monument box found at the centerline intersection of State Route 56 (right-of-way width varies) with Big Plain-Circleville Road (County Road 4) (50 feet right-of-way);

Thence, with the centerline of said State Route 56, the following 2 courses:

- 1) South 11° 36' 12" East a distance of 2568.97 feet to an angle point in the centerline of said highway
- 2) South 42° 22' 11" East a distance of 140.44 feet to a 3/4 inch diameter iron pipe found corner to a 204.308 acre tract conveyed to Agricultural Lands, LTD by Official Record 67 page 290 and the northwest corner of a 61.52 acre tract conveyed to Robert A Shoaf by Official Record 183 page 493;

Thence, with the line between said 204.308 and 61.52 acre tracts, South 35° 05' 18" West a distance of 606.93 feet to a PK nail found in top of a 7 inch diameter wood fence post found at the northeast corner of said 94.06 acre tract;

Thence, continuing with said 61.52 acre tract, the following 3 courses:

- 1) South 34° 59' 43" West, passing an iron pin and cap set at 680.83 and 1021.25 feet, a total distance of 1361.66 feet to an iron pin and cap set
- 2) North 77° 32' 36" West a distance of 2246.39 feet to a 7 inch diameter wooden fence post found in the east line of said 66 acre tract
- 3) South 06° 19' 50" West, passing an iron pin and cap set at 10.00 feet, also passing a 5/8 inch diameter rebar and red plastic cap stamped "JH 8283" found at 335.51 feet, a total distance of 432.43 feet to a 5/8 inch diameter rebar and red plastic cap stamped "JH 8283" found at the Northwest corner of a 146.522 acre tract conveyed to West central Ohio farms, LLC by Official Record 278 page 2202 and at **The True Point of Beginning**;

Thence, across said 66 acre tract the following 5 new courses:

- 1) **South 84° 22' 54" West** a distance of **177.79 feet** to an iron pin and cap set
- 2) **South 66° 05' 20" West** a distance of **169.37 feet** to an iron pin and cap set
- 3) **South 26° 46' 58" West** a distance of **105.17 feet** to an iron pin and cap set
- 4) **South 07° 21' 14" West** a distance of **175.36 feet** to an iron pin and cap set
- 5) **South 67° 11' 10" West** a distance of **391.56 feet** to an iron pin and cap set in the east line of a 148.5 acre tract conveyed to Paul A. Kahn, Trustees by Official Record 300 page 842;

Thence, with said 148.5 acre tract, the following 2 courses:

- 1) **North 06° 14' 45" East** a distance of **439.68 feet** to an iron pin and caps set in the line between VMS 8005 and 7262
- 2) **North 80° 31' 38" West** passing the southern corner common to said 66 acre tracts at 173.18 feet, a total distance of **1322.51 feet** to a 6 inch I beam found at the southeast corner of a 624.87 acre tract conveyed to Fifth Third Bank, Trustee-Helen H Berne by Deed Book 285 page 126;

Thence, with the east line of said 624.87 acre tract, **North 12° 56' 10" East** a distance of **295.28 feet** to a clump of Locust trees;

Thence, with a new line across said 66, and 66 acre tracts, the following 4 new courses:

- 1) **South 85° 47' 18" East**, passing an iron pin and cap set at 62.77 feet, also passing the line between said 66 acre tracts at 1122.85 feet, a total distance of **1247.96 feet** to an iron pin and cap set
- 2) **South 04° 16' 28" West** a distance of **201.49 feet** to an iron pin and cap set
- 3) **South 78° 33' 22" East** a distance of **157.03 feet** to an iron pin and cap set
- 4) **North 86° 31' 03" East**, passing an iron pin and cap set at 548.40 feet, a total distance of **587.18 feet** to a point in the west line of said 61.52 acre tract;

Thence, with the west line of said 61.52 acre tract, **South 06° 19' 50 " West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "JH 8283" found at 52.76 feet, a total distance of **149.68 feet** returning to **The True Point of Beginning** containing **16.2630 Acres** more or less of which 9.0084 acres more or less is part of said 66 acre tract and 7.2545 acres more or less is part of said 66 acre tract.

Bearings are based on a GPS observation on May 9, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 24, 2016 by James R. Cottrill, PS registration #6858. (Job #S160306-16-2630 AC)



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James R. Cottrill. PS

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **40.4889 Acre Tract Surveyed for Ron Shoaf**

The following described 40.4889 acre tract is situated in the State of Ohio, Oak Run Township, VMS 8005, and being part of a 66 acre tract (13-00135.001 & 29-00566.000) (Parcel I, First Tract), part of a 66 acre tract (13-00135.001) (Parcel I, Second Tract), and also part of a 94.06 acre tract (13-00134.000) (Parcel II, First Tract), all three tracts conveyed to James Shoaf, Jayne E Shoaf, and John W Shoaf by Official Record 308 page 2548, and being more particularly described as follows:

Commencing at a centerline of right-of-way monument box found at the centerline intersection of State Route 56 (right-of-way width varies) with Big Plain-Circleville Road (County Road 4) (50 feet right-of-way);

Thence, with the centerline of said State Route 56, the following 2 courses:

- 1) South 11° 36' 12" East a distance of 2568.97 feet to an angle point in the centerline of said highway
- 2) South 42° 22' 11" East a distance of 140.44 feet to a 3/4 inch diameter iron pipe found corner to a 204.308 acre tract conveyed to Agricultural Lands, LTD by Official Record 67 page 290 and the northwest corner of a 61.52 acre tract conveyed to Robert A Shoaf by Official Record 183 page 493;

Thence, with the line between said 204.308 and 61.52 acre tracts, South 35° 05' 18" West a distance of 606.93 feet to a PK nail found in top of a 7 inch diameter wood fence post found at the northeast corner of said 94.06 acre tract;

Thence, continuing with the west line of said 61.52 acre tract, South 34° 59' 43" West, passing an iron pin and cap set at 680.83 feet, a total distance of 1021.25 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing with said 61.52 acre tract, the following 3 courses:

- 1) **South 34° 59' 43" West** a distance of **340.42 feet** to an iron pin and cap set
- 2) **North 77° 32' 36" West** a distance of **2246.39 feet** to a 7 inch diameter wooden fence post found in the east line of said 66 acre tract
- 3) **South 06° 19' 50" West**, passing an iron pin and cap set at 10.00 feet, a total distance of **282.75 feet** to a point in said line;

Thence, across said 66 acre tract the following four new courses:

- 1) **South 86° 31' 03" West**, passing an iron pin and cap set at 38.78 feet, a total distance of **587.18 feet** to an iron pin and cap set
- 2) **North 78° 33' 22" West** a distance of **157.03 feet** to an iron pin and cap set
- 3) **North 04° 16' 28" East** a distance of **201.49 feet** to an iron pin and cap set
- 4) **North 85° 47' 18" West**, passing the line between said 66 acre tracts at 125.11 feet, also passing an iron pin and cap set at 1185.19 feet, a total distance of **1247.96 feet** to a

clump of Locust trees in the east line of a 624.87 acre tract conveyed to Fifth Third Bank Trustee-Helen H Berne by Deed Book 285 page 126;

Thence, with the east line of said 624.87 acre tract, **North 12° 56' 10" East** a distance of **614.68 feet** to the south side of a 10 inch diameter Locust tree;

Thence, with a new line across said 66, 66, and 94.06 acre tracts, **South 79° 11' 27" East**, passing an iron pin and cap set at 5.00 feet, passing the west line of said 66 acre tract at 1064.95 feet, also passing the west line of said 94.06 acre tract at 1930.71 feet, a total distance of **4328.70 feet** returning to **The True Point of Beginning** containing **40.4889 Acres** more or less of which 13.7624 acres more or less is part of said 66 acre tract and 11.8494 acres more or less is part of said 66 acre tract, and 14.8771 acres more or less is part of said 94.06 acre tract.

With the benefit of a 20 feet Ingress/Egress Easement as described in Official Record \_\_\_\_\_, page \_\_\_\_\_.

Bearings are based on a GPS observation on May 9, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 24, 2016 by James R. Cottrill, PS registration #6858. (Job #S160306-40-4889 AC)



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James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **52.4163 Acre Tract Surveyed for Ron Shoaf**

The following described 52.4163 acre tract is situated in the State of Ohio, Oak Run Township, VMS 8005, and being part of a 66 acre tract (13-00135.001& 29-00566.000) (Parcel I, First Tract), part of a 66 acre tract (13-00135.001) (Parcel I, Second Tract), and also part of a 94.06 acre tract (13-00134.000) (Parcel II, First Tract), all three tracts conveyed to James Shoaf, Jayne E Shoaf, and John W Shoaf by Official Record 308 page 2548, and being more particularly described as follows:

Commencing at a centerline of right-of-way monument box found at the centerline intersection of State Route 56 (right-of-way width varies) with Big Plain-Circleville Road (County Road 4) (50 feet right-of-way);

Thence, with the centerline of said State Route 56, the following 2 courses:

- 1) South 11° 36' 12" East a distance of 2568.97 feet to an angle point in the centerline of said highway
- 2) South 42° 22' 11" East a distance of 140.44 feet to a 3/4 inch diameter iron pipe found corner to a 204.308 acre tract conveyed to Agricultural Lands, LTD by Official Record 67 page 290 and the northwest corner of a 61.52 acre tract conveyed to Robert A Shoaf by Official Record 183 page 493;

Thence, with the line between said 204.308 and 61.52 acre tracts, South 35° 05' 18" West a distance of 606.93 feet to a PK nail found in top of a 7 inch diameter wood fence post found at the northeast corner of said 94.06 acre tract;

Thence, continuing with the west line of said 61.52 acre tract, South 34° 59' 43" West a distance of 680.83 feet to an iron pin and cap set and **The True Point of Beginning**;

Thence, continuing with the west line of said 61.52 acre tract, **South 34° 59' 43" West** a distance of **340.42 feet** to an iron pin and cap set;

Thence, with a new line across said 94.06, 66, and 66 acre tracts, **North 79° 11' 27" West** passing the east line of said 66 acre tract at 2397.98 feet, also passing the east line of said 66 acre tract at 3263.74 feet, also passing an iron pin and cap set at 4323.70 feet, a total distance of **4328.70 feet** to the south side of a 10 inch diameter Locust tree found in the east line of a 624.87 acre tract conveyed to Fifth Third Bank Trustee-Helen H Berne by Deed Book 285 page 126;

Thence, with the east line of said 624.87 acre tract, **North 12° 56' 10" East** a distance of **723.53 feet** to an iron pin and cap set;

Thence, with a new line across said 66, 66, and 94.06 acre tracts, **South 73° 53' 04" East**, passing the west line of said 66 acre tract at 1006.52 feet, also passing the west line of said 94.06 acre tract at 1882.82 feet, a total distance of **4460.43 feet** returning to **The True Point of Beginning** containing **52.4163 Acres** more or less of which 16.0468 acres more or less is part of said 66 acre tract and 11.7307 acres more or less is part of said 66 acre tract, and 24.6388 acres more or less is part of said 94.06 acre tract.

With the benefit of a 20 feet Ingress/Egress Easement as described in Official Record \_\_\_\_\_, page \_\_\_\_\_.

Bearings are based on a GPS observation on May 9, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 24, 2016 by James R. Cottrill, PS registration #6858. (Job #S160306-52-4163AC)



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James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **104.8326 Acre Tract Surveyed for Ron Shoaf**

The following described 104.8326 acre tract is situated in the State of Ohio, Union and Oak Run Townships, VMS 8005, and being part of a 66 acre tract (13-00135.001 & 29-00566.000) (Parcel I, First Tract), part of a 66 acre tract (13-00135.001) (Parcel I, Second Tract), and also part of a 94.06 acre tract (13-00134.000) (Parcel II, First Tract), all three tracts conveyed to James Shoaf, Jayne E Shoaf, and John W Shoaf by Official Record 308 page 2548, and being more particularly described as follows:

Commencing at a centerline of right-of-way monument box found at the centerline intersection of State Route 56 (right-of-way width varies) with Big Plain-Circleville Road (County Road 4) (50 feet right-of-way);

Thence, with the centerline of said State Route 56, the following 2 courses:

- 1) South  $11^{\circ} 36' 12''$  East a distance of 2568.97 feet to an angle point in the centerline of said highway
- 2) South  $42^{\circ} 22' 11''$  East a distance of 140.44 feet to a 3/4 inch diameter iron pipe found corner to a 204.308 acre tract conveyed to Agricultural Lands, LTD by Official Record 67 page 290 and the northwest corner of a 61.52 acre tract conveyed to Robert A Shoaf by Official Record 183 page 493;

Thence, with the line between said 204.308 and 61.52 acre tracts, South  $35^{\circ} 05' 18''$  West a distance of 606.93 feet to a PK nail found in top of a 7 inch diameter wood fence post found at the northeast corner of said 94.06 acre tract and **The True Point of Beginning;**

Thence, continuing with the west line of said 61.52 acre tract, **South  $34^{\circ} 59' 43''$  West** a distance of **680.83 feet** to an iron pin and cap set;

Thence, with a new line across said 94.06, 66, and 66 acre tracts, **North  $73^{\circ} 53' 04''$  West** passing the east line of said 66 acre tract at 2577.61 feet, also passing the east line of said 66 acre tract at 3453.91 feet, a total distance of **4460.43 feet** to an iron pin and cap set in the east line of a 624.87 acre tract conveyed to Fifth Third Bank Trustee-Helen H Berne by Deed Book 285 page 126;

Thence, with said 624.87 acre tract following two courses:

- 1) **North  $12^{\circ} 56' 10''$  East**, passing the Union/Oak Run Township line at 743.33 feet, a total distance of **1327.79 feet** to a record cornerstone found
- 2) **South  $65^{\circ} 48' 42''$  East**, passing the Union/Oak Run Township line at 614.72 feet, a total distance of **936.62 feet** to a 3/4 inch diameter iron pipe found at the southwest corner of said 204.308 acre tract;

Thence, with the south line of said 204.308 acre tract, **South 65° 42' 22" East** passing the northern corner common to said 66 and 94.06 acre tracts at 881.37 feet, a total distance of **3866.37 feet** returning to **The True Point of Beginning** containing **104.8326 Acres** more or less of which 27.4252 acres more or less is part of said 66 acre tract and 22.8622 acres more or less is part of said 66 acre tract, and 54.5452 acres more or less is part of said 94.06 acre tract, also there are 4.0446 acres more or less in Union Township and 100.7880 acres more or less in Oak Run Township.

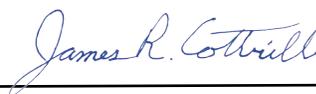
With the benefit of a 20 feet Ingress/Egress Easement as described in Official Record \_\_\_\_\_, page \_\_\_\_\_.

Bearings are based on a GPS observation on May 9, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 24, 2016 by James R. Cottrill, PS registration #6858. (Job #S160306-104-8326AC)



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James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **30 feet Ingress/Egress Easement Surveyed for Ron Shoaf**

The following described 30 feet Ingress Egress Easement is situated in the State of Ohio, Oakrun Township, VMS 8005 and 7262, and crossing a 61.52 acre tract (13-00135.000) conveyed to Robert A Shoaf by Official Record 183 page 493 and of a 146.522 acres conveyed to West Central Ohio Farms, LLC by Official Record 278 page 2202, and being more particularly described as follows:

Said 30 feet Ingress Egress Easement extends from the southwest right-of-way line of State Route 56 to a west line of said 146.522 acre tract and is tangent to and 15 feet left and right of the following describe centerline:

Commencing at a centerline of right-of-way monument box found at the centerline intersection of State Route 56 (right-of-way width varies) with Big Plain-Circleville Road (County Road 4) (50 feet right-of-way);

Thence, with the centerline of said State Route 56, the following 2 courses:

- 1) South 11° 36' 12" East a distance of 2568.97 feet to an angle point in the centerline of said highway
- 2) South 42° 22' 11" East a distance of 140.44 feet to a 3/4 inch diameter iron pipe found corner to a 204.308 acre tract conveyed to Agricultural Lands, LTD by Official Record 67 page 290 and the northwest corner of said 61.52 acre tract;

Thence, across said 61.52 acre tract, South 11° 19' 34" West a distance of 37.23 feet to the intersection of the southwest right-of-way line of said State Route 56 with the centerline of said 30 feet Ingress Egress Easement and **The True Point of Beginning**;

Thence, across said 61.52 acre tract near the centerline of an existing gravel drive the following 7 courses:

- 1) **South 35° 05' 18" West** a distance of **572.86 feet** to a point
- 2) **South 34° 59' 43" West** a distance of **1361.64 feet** to a point
- 3) **South 34° 00' 22" West** a distance of **297.46 feet** to a point
- 4) **South 48° 39' 08" West** a distance of **132.68 feet** to a point
- 5) **South 59° 00' 08" West** a distance of **36.99 feet** to a point
- 6) **South 37° 26' 45" West** a distance of **188.07 feet** to a point
- 7) **South 59° 01' 03" West** a distance of **71.63 feet** to a point in the line between said 61.52 and 146.522 acre tracts;

Thence, across said 146.522 acre tract the following 3 courses:

- 1) **North 77° 48' 11" West** a distance of **128.54 feet** to a point
- 2) **South 85° 01' 18" West** a distance of **389.26 feet** to a point
- 3) **North 83° 21' 59" West** a distance of **1326.11 feet** to a point in the east line of a 66 acre tract conveyed to James Shoaf, Jayne E Shoaf, and John W Shoaf by Official Record 308 page 2548, and is the southwest terminus of said easement ,said point bears North 06°

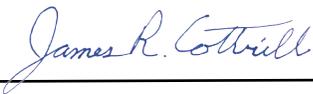
19' 50" East a distance of 559.13 feet from an iron pin and cap set at the southeast corner of said 66 acre tract.

The hereinabove described 30 feet Ingress Egress Easement is more clearly shown on plat accompanying this legal description and is to benefit the 104.8326, 524163, 40.4889, and 11.9274 acre tracts.

Bearings are based on a GPS observation on May 9, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 24, 2016 by James R. Cottrill, PS registration #6858. (Job #S160306-30'easement AC)

  
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James R. Cottrill, PS