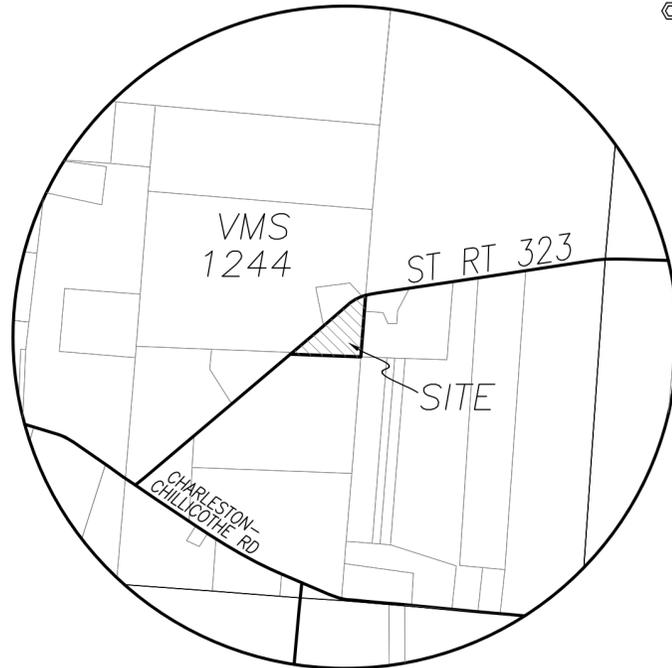


DEED REFERENCE
 RICHARD W GORMAN
 OR 320 PG 2606
 (A) 7.0105 ACRES
 PARCEL No. 27-00190.000

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 12/15/08
 WGS 1984 GEODETIC NORTH.

LOCATION MAP

NOT TO SCALE



LEGEND

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

- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊕ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊠ MAG NAIL SET OVER IRON PIN (FOUND)
- ⊙ MAG NAIL (PREVIOUSLY SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

TPOB

4.8045± ACRES

(A)

STATE ROUTE 323

N=632833.09
 E=1682230.32

ROBERT E & BARBARA REDDING
 OR 318 PG 568
 1.7817 ACRES

RICHARD W & JOHN D GORMAN
 OR 320 PG 2606
 10.6183 ACRES

TWIN OAK DAIRY LLC
 OR 282 PG 1280
 10 ACRES

TWIN OAK DAIRY LLC
 OR 264 PG 314
 30.6372 ACRES



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

James R. Cottrill DATE: 02/23/2017

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

4.8045± ACRES
VMS 1244, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RICHARD GORMAN

SCALE : 1" = 60'
 60' 30' 0 60'

DATES	JOB No. S170210
SURVEYED 02/2017	CREW: MW
DRAWN 02/2017	DWN BY: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

4.8045 Acre Tract

Surveyed for Richard Gorman

The following described 4.8045 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1244, being part of a 7.0105 acre tract (Parcel 27-00190.00) conveyed to Richard W Gorman by Official Record 320 page 2606 and being more particularly described as follows:

Commencing at a 1/2-inch diameter iron pipe found at an angle point in the centerline of State Route 323 (60 feet right-of-way), said pipe is Northeast 4.64 feet as measured perpendicular to the centerline of Charleston-Chillicothe Road (County Road 15B) (40 feet right-of-way);

Thence, with the centerline of State Route 323, North 49° 01' 26" East a distance of 1924.14 feet to a Mag Nail previously set at the Northwest corner of a 30.6372 acre tract conveyed to Twin Oak Dairy, LLC by Official Record 264 page 314 and being **The True Point of Beginning**,

Thence, continuing with the centerline of State Route 323, North 49° 01' 08" East a distance of 410.81 feet to a Mag Nail previously set corner to said 7.0105 acre tract;

Thence, continuing with the centerline of State Route 323 across said 7.0105 acre tract with the following two new courses:

- 1) North 49° 01' 08" East a distance of 435.38 feet to an iron pin and cap previously set;
- 2) North 80° 40' 42" East a distance of 31.44 feet to a Mag Nail previously set at a corner of said 7.0105 acre tract;

Thence, continuing with the centerline of State Route 323, North 80° 40' 42" East a distance of 36.62 feet to a Mag Nail set over an iron pin found at the Northwest corner of a 1.7817 acre tract conveyed to Robert E and Barbara Redding by Official Record 318 page 568;

Thence, with the West line of said 1.7817 acre tract, South 04° 06' 03" West, passing an iron pin and cap previously set at 31.00 feet, also passing an iron pin and cap previously set the Northwest corner of a 10.6183 acre tract conveyed to Richard W and John D Gorman by Official Record 320 page 2606 at 151.33 feet, a total distance of 262.68 feet to an iron pin and cap previously set;

Thence, continuing with the West line of said 10.6183 acre tract, South 03° 55' 48" West a distance of 321.94 feet to an double angle iron fence post at the Northwest corner of a 10 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 282 page 1280 and the Northeast corner of a 30.6372 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 264 page 314;

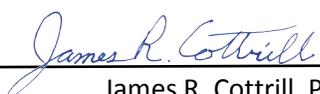
Thence, with the North line of said 30.6372 acre tract, North 88° 31' 00" West, passing an iron pin and cap previously set at 581.95 feet and a double angle iron fence post at 622.15 feet, a total distance of 665.34 feet returning to **The True Point of Beginning**, containing **4.8045 Acres** more or less.

Bearings are based on a GPS observation on December 15, 2008, 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 previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed February 21, 2017 by James R. Cottrill, PS registration #6858. (Job #S170210-4-8045AC)


James R. Cottrill, PS