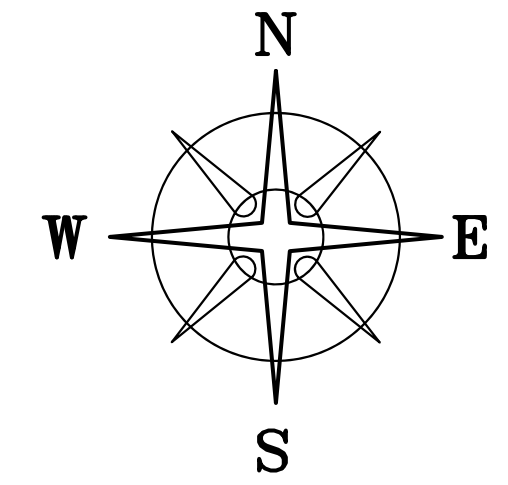
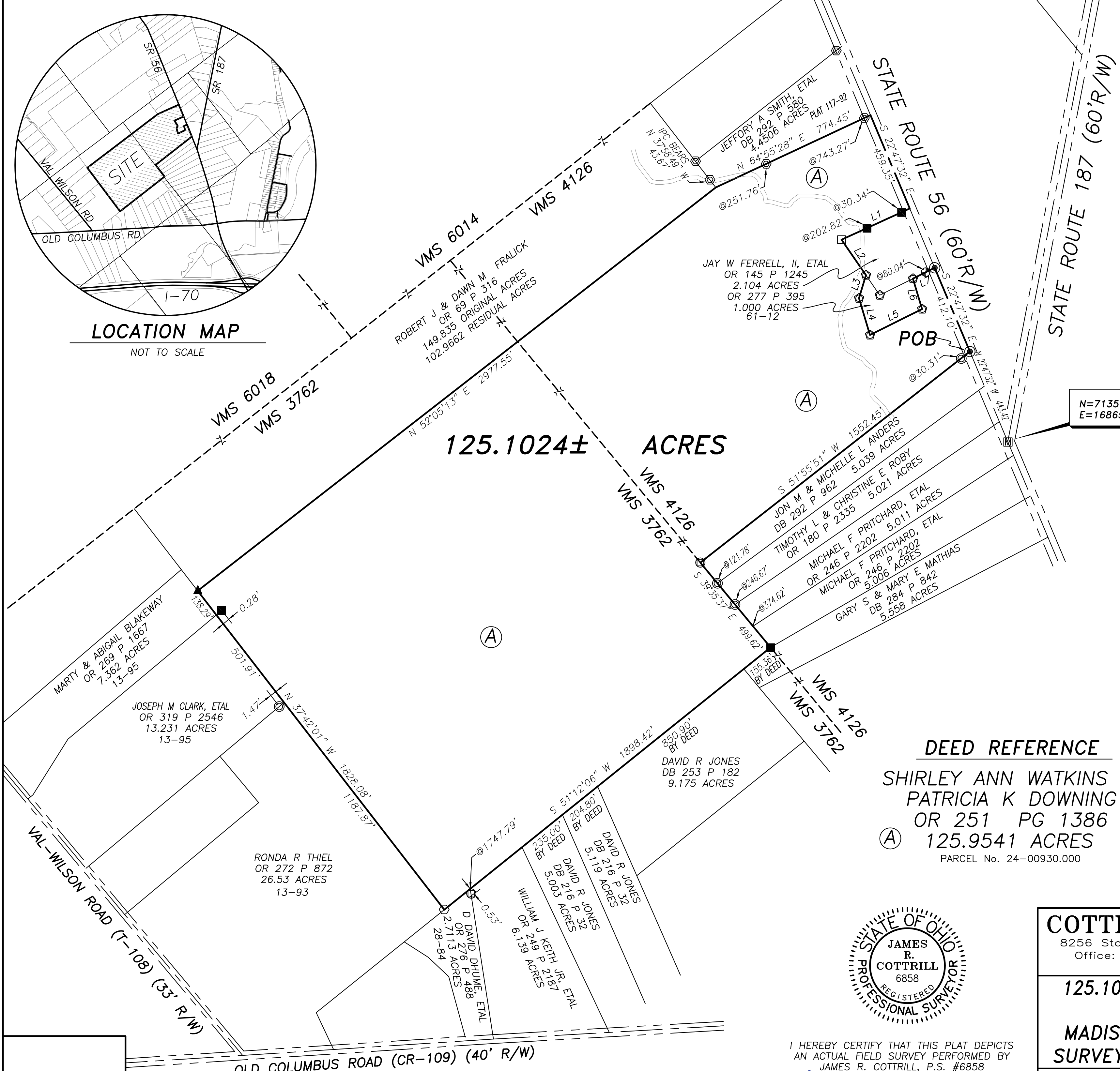


LOCATION MAP

NOT TO SCALE



BEARINGS ARE BASED ON A GPS OBSERVATION ON 4/17/17 WGS 1984 GEODETIC NORTH.



125.1024± ACRES

N=713566.845'
E=1686581.795'

LINE TABLE

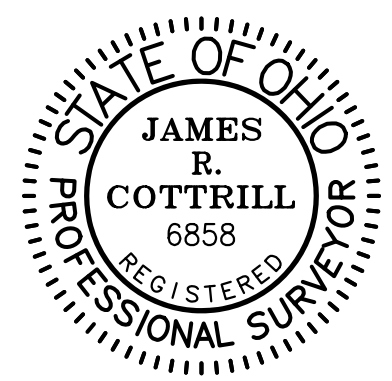
LINE	BEARING	DISTANCE
L1	S 65°24'03" W	340.14'
L2	S 34°31'59" E	195.25'
L3	S 16°47'14" W	109.20'
L4	S 16°35'46" E	174.16'
L5	N 63°32'38" E	263.89'
L6	N 16°40'54" W	144.15'
L7	N 63°28'44" E	110.15'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - ▲ RECORDED STONE (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊙ 1/2" Ø IRON PIPE (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - 3/4"Ø ALUMINUM PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
 - ⊙ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "XYZ" (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

DEED REFERENCE

SHIRLEY ANN WATKINS & PATRICIA K DOWNING
OR 251 PG 1386
125.9541 ACRES
PARCEL No. 24-00930.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/21/17

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

125.1024± ACRES, VMS 3762 & 4126, SOMERFORD TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR WATKINS & DOWNING

SCALE : 1" = 300'	DATES	JOB No. S170322
300' 150' 0 300'	SURVEYED 04/2017	CREW: MW
	DRAWN 04/2017	DWN BY: RC

COTTRILL SURVEYING, INC

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

125.1024 Acre Tract *Surveyed for Watkins & Downing*

The following described 125.1024 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3762 and VMS 4126, and being all of a 125.9541 acre tract (Parcel 24-00930.000) conveyed to Shirley Ann Watkins and Patricia K Downing by Official Record 251 page 1386, 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 North corner of a 5.039 acre tract conveyed to Jon M and Michelle L Anders by Deed Book 292 page 962, said Mag Nail bears North 22° 47' 32" West a distance of 443.42 feet from a monument box found at the centerline intersection of State Route 56 and State Route 187 (60 feet right-of-way);

Thence, with the Northwest line of said 5.039 acre tract, **South 51° 55' 51" West**, passing a 3/4-inch diameter iron pipe found at 30.31 feet, a total distance of **1,552.45 feet** to a 1/2-inch diameter iron pipe found in the line between VMS 4126 and VMS 3762;

Thence, with the Southwest line of said 5.039 acre tract and said VMS line, **South 39° 35' 37" East**, passing a 3/4-inch diameter iron pipe found at the West corner of a 5.021 acre tract conveyed to Timothy L and Christine E Roby by Official Record 180 page 2335 at 121.78 feet, also passing a 3/4-inch diameter iron pipe found at the West corner of a 5.011 acre tract conveyed to Michael F Pritchard, et. al. by Official Record 246 page 2202 at 246.67 feet, also passing the West corner of a 5.006 acre tract conveyed to Michael F Pritchard, et. al. by Official Record 246 page 2202 at 374.62 feet, a total distance of **499.62 feet** to a 5/8-inch diameter iron pin found at a corner to a 5.558 acre tract conveyed to Gary S and Mary E Mathias by Deed Book 284 page 842;

Thence, with the Northwest line of said 5.558 acre tract and leaving said VMS line, **South 51° 12' 06" West**, passing the North corner of a 9.175 acre tract conveyed to David R Jones by Deed Book 253 page 182 at 155.36 feet, also passing the North corner of a 5.119 acre tract conveyed to David R Jones by Deed Book 216 page 32 at 1,006.26 feet, also passing the North corner of a 5.003 acre tract conveyed to David R Jones by Deed Book 216 page 32 at 1,211.06 feet, also passing the North corner of a 6.139 acre tract conveyed to William J Keith, Jr., et. al. by Official Record 249 page 2187 at 1,446.06 feet, also passing the North corner of a 2.7113 acre tract conveyed to D David Dhume, et. al. by Official Record 276 page 488 at 1,747.79 feet (a 1/2" diameter iron pipe found 0.53 feet left of line), a total distance of **1,898.42 feet** to an iron pin and cap set at the East corner of a 26.53 acre tract conveyed to Ronda R Thiel by Official Record 272 page 872;

Thence, with the Northeast line of said 26.53 acre tract, **North 37° 42' 01" West**, passing the East corner of a 13.231 acre tract conveyed to Joseph M Clark, et. al. by Official Record 319 page 2546 at 1,187.87 feet (a 3/4" diameter iron pipe found 1.47 feet left of line), also passing the East corner of a 7.362 acre tract conveyed to Marty and Abigail Blakeway by Official Record 269 page 1667 at 1,689.78 feet (a 1/2" diameter iron pin found 0.28 feet right of line), a total distance of **1,828.08 feet** to a recorded stone found at the South corner of a 149.835 acre tract conveyed to Robert J and Dwn M Fralick by Official Record 69 page 316;

Thence, with the Southeast line of said 149.835 acre tract, **North 52° 05' 13" East** a distance of **2,977.55 feet** to the South corner of a 4.4506 acre tract conveyed to Jeffory A Smith, et. al. by Deed Book 292 page 580, from said corner an iron pin and cap previously set bears North 37° 58' 49" West a distance of 43.67 feet;

Thence, with the Southeast line of said 4.4506 acre tract, **North 64° 55' 28" East**, passing iron pin and caps previously set at 251.76 feet and 743.27 feet, a total distance of **774.45 feet** to the centerline of State Route 56;

Thence, with the centerline of State Route 56, **South 22° 47' 32" East** a distance of **459.35 feet** to the Northeast corner of a 2.104 acre tract conveyed to Jay W Ferrell, II, et. al. by Official Record 145 page 1245;

Thence, around said 2.104 acre tract with the following two courses:

- 1) **South 65° 24' 03" West**, passing a 5/8-inch diameter iron pins found at 30.34 feet and 202.82 feet, a total distance of **340.14 feet** to a 3/4-inch diameter aluminum pin found;
- 2) **South 34° 31' 59" East** a distance of **195.25 feet** to a 5/8-inch iron pin and cap stamped "Elliott PS7759" found at a corner to a 1.000 acre tract conveyed to Jay W Ferrell, II, et. al. by Official Record 277 page 395;

Thence, around said 1.000 acre tract with the following four courses:

- 1) **South 16° 47' 14" West** a distance of **109.20 feet** to a 5/8-inch iron pin and cap stamped "Elliott PS7759" found;
- 2) **South 16° 35' 46" East** a distance of **174.16 feet** to a 5/8-inch iron pin and cap stamped "Elliott PS7759" found;
- 3) **North 63° 32' 38" East** a distance of **263.89 feet** to a 5/8-inch iron pin and cap stamped "Elliott PS7759" found;
- 4) **North 16° 40' 54" West** a distance of **144.15 feet** to a 5/8-inch iron pin and cap stamped "Elliott PS7759" found in the Southeast line of said Ferrell's 2.104 acre tract;

Thence, with the Southeast line of said 2.104 acre tract, **North 63° 28' 44" East**, passing a 5/8-inch diameter iron pin and cap stamped "XYZ" found at 80.04 feet, a total distance of **110.15 feet** to a Mag Nail set in the centerline of State Route 56;

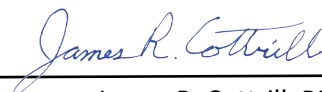
Thence, with the centerline of State Route 56, **South 22° 47' 32" East** a distance of **412.10 feet** returning to the **Point of Beginning**, containing **125.1024 acres** more or less.

Bearings are based on a GPS observation on April 17, 2017, 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 6858."

This description is based on a field survey performed April 2017 by James R. Cottrill, PS registration #6858. (Job #S170322-125-1024AC)



James R. Cottrill, PS