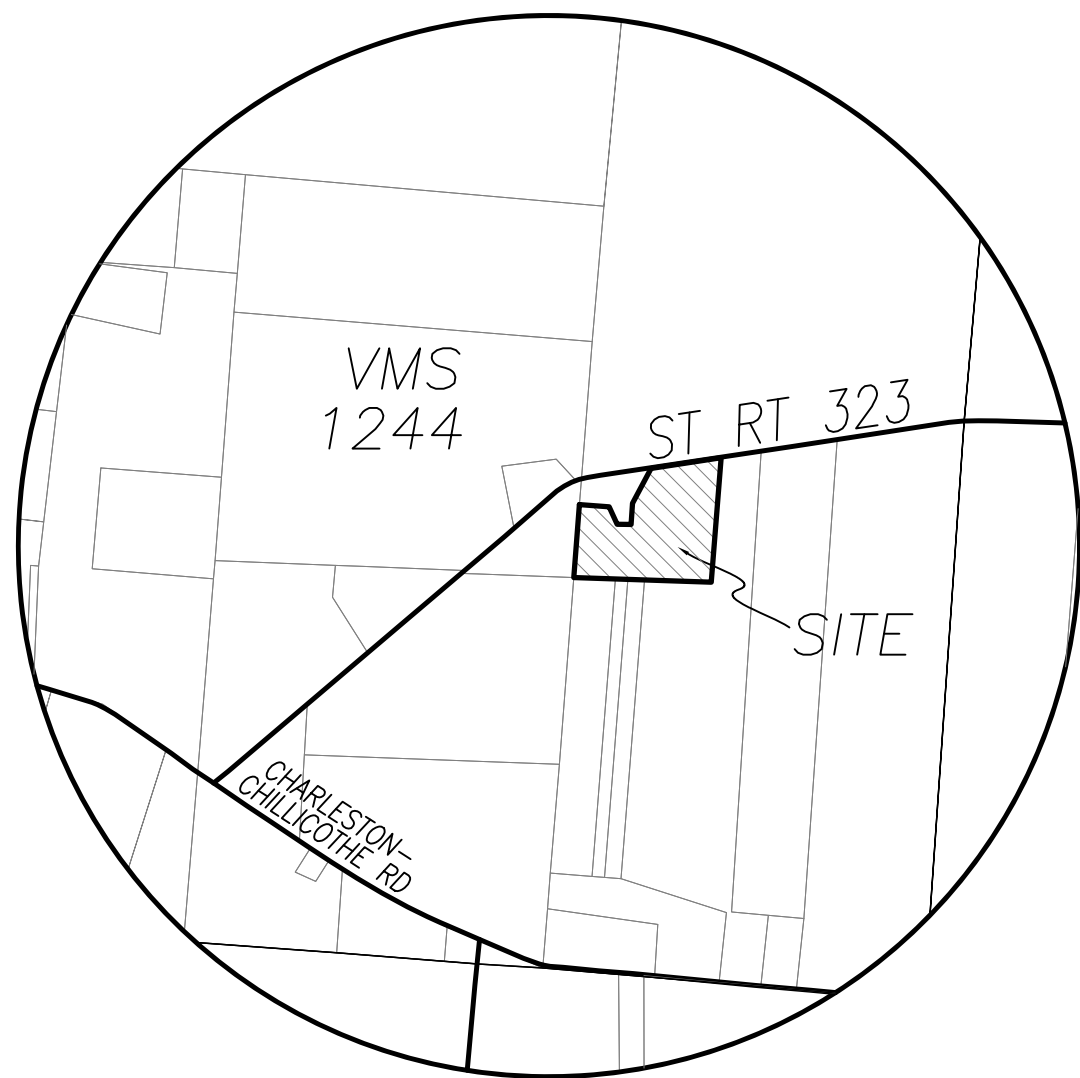
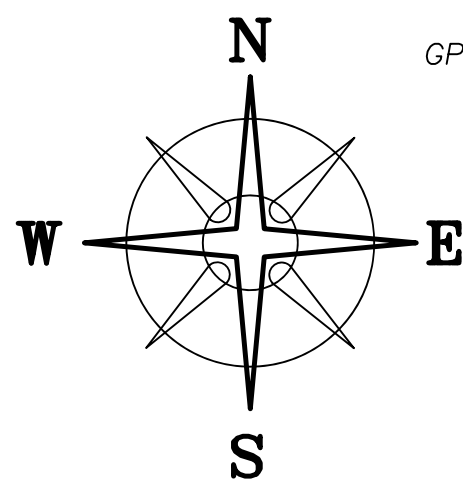


LOCATION MAP

NOT TO SCALE



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



TPOB

N=632959.13'
E=1683055.18'

STATE ROUTE 323 (60' R/W)

N 80°39'10" E 834.55' N 80°39'10" E 417.76'

RICHARD W GORMAN
OR 239 P 1512
7.0105 ACRES

FLOYD H WISE, JR
OR 327 P 1565
1.7817 ACRES

10.6205± ACRES

DEED REFERENCE

RICHARD W GORMAN, ETAL

OR 320 P 2606

10.6183 ACRES

27-00079.000

MAURICE STEPHEN & NANCY JO MITCHEM, JT LIVES
OR 306 P 2479
34.2055 ACRES

RICHARD W GORMAN, ETAL
OR 320 P 2606
7.0105 ACRES

TWIN OAKS DAIRY LLC
OR 264 P 314
30.6372 ACRES

TWIN OAKS DAIRY LLC
OR 282 P 1280
10.0000 ACRES

TWIN OAKS DAIRY LLC
OR 295 P 545
3.0000 ACRES

TWIN OAKS DAIRY LLC
OR 305 P 30
4.0000 ACRES

STATE ROUTE 323 (60' R/W)

N 49°01'21" E 2770.33'
410.81'

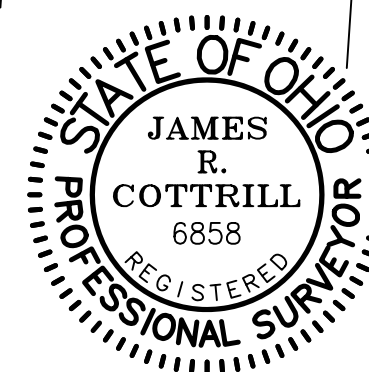
POINT OF COMMENCEMENT

CHARLESTON-CHILLICOTHE ROAD (CR-15B)(40' R/W)

LEGEND

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

- 1/2" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 3/4" Ø SOLID IRON PIN (FOUND)
- MAG NAIL SET OVER IRON PIN (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- ▲ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



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

James R. Cottrill DATE: 04/13/17

COTTRILL SURVEYING, INC

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

10.6205± ACRES
VMS 1244, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RICHARD GORMAN

SCALE : 1" = 100'
100' 50' 0 100'

DATES SURVEYED 04/2017 JOB No. S170403
CREW: MW
DRAWN 04/2017 DWN BY: NC & RC

COTTRILL SURVEYING, INC

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

10.6205 Acre Tract

Surveyed for Richard Gorman

The following described 10.6205 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1244, and being all of a 10.6183 acre tract conveyed to Richard W Gorman, et al. 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 said State Route 323 the following three courses:

- 1) North 49° 01' 21" East a distance of 2770.33 feet to an iron pin and cap previously set;
- 2) North 80° 40' 42" East a distance of 68.06 feet to an iron pin found at the Northwest corner of a 1.7817 acre tract Floyd H Wise, Jr by Official Record 327 page 1565 and the Northeast corner of a 7.0105 acre tract conveyed to Richard W Gorman by Official Record 320 page 2606;
- 3) North 80° 39' 10" East, passing the Northeast corner of said 1.7817 acre tract at 416.79 feet, a total distance of 834.55 feet to a mag nail previously set at the Northeast corner of said 10.6183 acre tract and the Northwest corner of a 34.2055 acre tract conveyed to Maurice Stephen and Nancy Jo Mitchem, Joint Lives by Official Record 306 page 2479, said mag nail also being the **True Point of Beginning**;

Thence, with the West line of said 34.2055 acre tract, **South 03° 42' 05" West**, passing an iron pin and cap set at 40.00 feet, a total distance of **741.97 feet** to a 3/4 inch diameter solid iron pin found;

Thence, with the North line of said 34.2055 acre tract, **North 88° 28' 41" West**, passing an iron pin and cap previously set at the Northeast corner of a 4.0000 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 305 page 30 at 396.62 feet, passing an iron pin and previously set at the Northeast corner of a 3.0000 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 295 page 545 at 495.11 feet, and also passing an iron pin and previously set at the Northeast corner of a 10.0000 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 282 page 1280 at 569.12 feet, a total distance of **816.70 feet** to a double angle iron fence post found at the Northeast corner of a 30.6372 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 264 page 314, said fence post is at the Southeast corner of a Gorman's 7.0105 acre tract;

Thence, with the East line of said 7.0105 acre tract the following two courses:

- 1) **North 03° 55' 48" East** a distance of **321.94 feet** to an iron pin and cap previously set;
- 2) **North 04° 06' 03" East** a distance of **111.35 feet** to an iron pin and cap previously set at the Southwest corner of said Wise's 1.7817 acre tract;

Thence, with said 1.7817 acre tract the following 5 courses:

- 1) **South 87° 09' 42" East** a distance of **174.68 feet** to an iron pin and cap previously set;
- 2) **South 24° 08' 54" East** a distance of **114.04 feet** to an iron pin and cap previously set;
- 3) **South 89° 48' 58" East** a distance of **82.88 feet** to an iron pin and cap previously set;
- 4) **North 03° 59' 29" East** a distance of **124.63 feet** to an iron pin and cap previously set;
- 5) **North 27° 49' 26" East**, passing an iron pin and cap previously set at 201.60 feet, a total distance of **234.38 feet** to the centerline of said State Route 323;

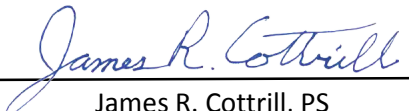
Thence, with the centerline of said State Route 323, **North 80° 39' 10" East** a distance of **417.76 feet** returning to the True Point of Beginning containing **10.6205 acres** more or less.

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 set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed April 10, 2017 by James R. Cottrill, PS registration #6858. (Job #S170403-10-6205AC)


James R. Cottrill, PS