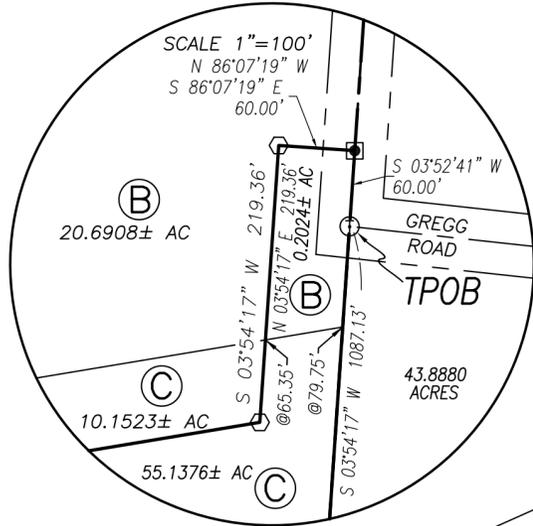
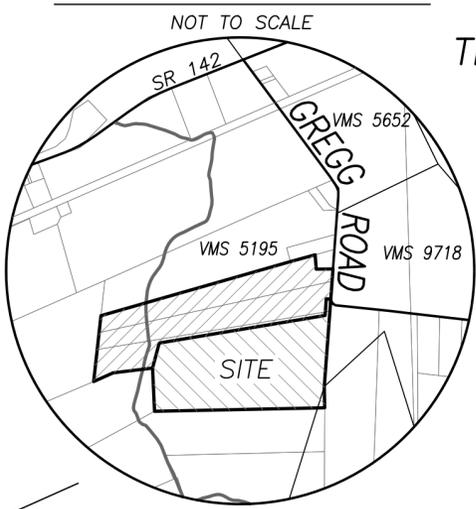


DETAIL "A"



LOCATION MAP



DEED REFERENCE

THE SLYH FARM, IRRV TRUST

U/T/D 5/21/2015

OR 308 PG 888

PARCEL No. 05-00350.000

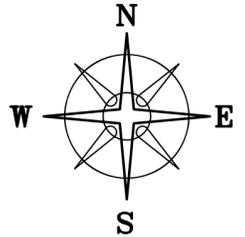
- TRACT ONE
- (A) 23.76 ACRES
- TRACT TWO
- (B) 23.76 ACRES
- TRACT THREE
- (C) 61.53 ACRES

ADJOINER DEED REFERENCE

- 1 GEORGE P & HOLLY HENERSON, JT LIVES
OR 119 PG 969 - 2.7398 ACRES
- 2 JAMES DALE & KATHRYN M FOSTER
OR 71 PG 369 - 1.2143 ACRES

POINT OF COMMENCEMENT

BEARINGS ARE BASED ON THE CENTERLINE OF GREGG ROAD AS DESCRIBED IN OR 156 PG 217



TIM C PEART, TRUSTEE
OR 273 PG 2634
42.991 ACRES

N 88°57'09" E
221.74'

SEE DETAIL "A"
TPOB
N=697449.03'
E=1732749.06'

51.7351± ACRES

55.3400± ACRES

WESTWATER CO AN OHIO CORP
OR 156 PG 217
43.8880 ACRES

GARY D & ELLEN JANE FINCHUM, JT LIVES
OR 216 PG 246
42.9859 ACRES

CLYDE P & EMILY J JOHNSON, JT LIVES
OR 199 PG 856
30.7806 ACRES

CLYDE P & EMILY J JOHNSON, JT LIVES
OR 237 PG 417
63.124 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MONUMENT BOX (FOUND)
- WOOD FENCE POST (FOUND)
- 3/8" Ø IRON PIPE (FOUND)
- 3/4" T-BAR & CAP (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ELECTRICAL CONDUIT AND YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 08/15/17

51.7351± & 55.3400± ACRES,
VMS 5195 & 7410/8623, DEERCREEK TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THE SLYH FARM TRUST

SCALE : 1" = 200'	DATES	JOB No. S170601A
200' 100' 0 200'	SURVEYED 07/2017	CREW: MW
	DRAWN 07/2017	DWN BY: NC

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51.7351 Acre Tract

Surveyed for The Slyh Farm Trust

The following described 51.7351 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 5195, being all that remains of a 23.76 acre tract (Tract One, Parcel 05-00350.000), part of a 23.76 acre tract (Tract Two, Parcel 05-00350.000) and part of a 61.53 acre tract (Tract Three, Parcel 05-00350.000) all conveyed to the Slyh Farm, Irrevocable Trust, U/T/D 5/21/2015 by Official Record 308 page 888, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Gregg Road (County Road 43, 50 feet right-of-way) and State Route 142, said monument is also in the line East line of VMS 5195;

Thence, with the centerline of Gregg Road and said VMS line with the following three courses:

- 1) South 36° 54' 18" East a distance of 2,112.25 feet to a 3/4-inch T-bar and cap found;
- 2) South 03° 52' 48" West a distance of 807.30 feet to railroad spike found;
- 3) South 03° 52' 41" West a distance of 257.39 feet to iron pin found at the east corner common to a 1.2143 acre tract conveyed to James Dale and Kathryn M Foster by Official Record 71 page 369 and said 23.76 acre tract (Tract One), and being the **True Point of Beginning**;

Thence, continuing with the centerline of Gregg Road and said VMS line, **South 03° 52' 41" West**, passing the east corner common to said 23.76 acre tracts at 163.03 feet, a total distance of **406.05 feet** to a mag nail set;

Thence, across said 23.76 acre tract (Tract Two) and continuing across said 61.53 acre tract (Tract Three) with the following four new courses:

- 1) **North 86° 07' 19" West** a distance of **60.00 feet** to an iron pin and cap set;
- 2) **South 03° 54' 17" West**, passing the north line of said 61.53 acre at 154.01 feet, a total distance of **219.36 feet** to an iron pin and cap set;
- 3) **South 80° 31' 11" West** a distance of **2,207.29 feet** to an iron pin and cap set;
- 4) **South 15° 02' 06" West** a distance of **341.98 feet** to a deteriorated wooden fence post found at the northeast corner of a 30.7806 acre tract conveyed to Clyde P and Emily J Johnson, Joint Lives by Official Record 199 page 856, from said corner an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found bears South 17° 44' 46" West a distance of 1.05 feet;

Thence, with the north line of said 30.7806 acre tract with the following two courses:

- 1) **South 82° 39' 57" West** a distance of **521.93 feet** to an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found;
- 2) **South 65° 34' 13" West**, passing an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found at 278.13 feet, a total distance of **279.69 feet** to a 40-inch black oak tree at the southeast corner of a 42.9859 acre tract conveyed to Gary D and Ellen Jane Finchum, Joint Lives by Official Record 216 page 246;

Thence, with the east line of said 42.9859 acre tract, **North 06° 15' 57" East**, passing the west corner common to said 61.53 acre and 23.76 acre (Tract Two) tracts at 444.00 feet, passing the west corner common to said 23.76 acre (Tract Two and Tract One) tracts at 668.86 feet, a total distance of **893.72 feet** to an 8-inch diameter wooden fence post found at the southwest corner of a 42.991 acre tract conveyed to Time C Peart, Trustee by Official Record 273 page 2634, from said corner a 3/8-inch diameter iron pipe found bears South 42° 29' 07" West a distance of 1.87 feet;

Thence, with the south line of said 42.991 acre tract, **North 74° 13' 34" East**, passing the southwest corner of a 2.7398 acre tract conveyed to George P and Holly Henerson, Joint Lives

by Official Record 119 page 969 at 2,580.06 feet, a total distance of **2,917.06 feet** to an iron pin and cap previously set at the northwest corner of said Foster's 1.2143 acre tract;

Thence, around said 1.2143 acre tract with the following two courses:

- 1) **South 04° 13' 20" East** a distance of **189.88 feet** to an iron pin and cap previously set;
- 2) **North 88° 57' 09" East**, passing a 5/8-inch rebar found at 191.35 feet, a total distance of **221.74 feet** returning to the **True Point of Beginning**, containing **51.7351 acres** more or less, of which 20.8920 acres more or less is all that remains of said 23.76 acre tract (Tract One), 20.6908 acres more or less is of said 23.76 acre tract (Tract Two) and 10.1523 acres more or less is of said 61.53 acre tract.

Bearings are based on the centerline of Gregg Road (South 83° 45' 00" West) as described in Official Record 156 page 217.

Subject to a drainage easement as shown on plat accompanying this legal description and described separately in Official Record _____ page _____.

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 July of 2017 by James R. Cottrill, PS registration #6858. (Job #S170601-51-7351AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

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55.3400 Acre Tract

Surveyed for The Slyh Farm Trust

The following described 55.3400 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 5195 and 7410/8623, being part of a 23.76 acre tract (Tract Two, Parcel 05-00350.000) and part of a 61.53 acre tract (Tract Three, Parcel 05-00350.000) both conveyed to the Slyh Farm, Irrevocable Trust, U/T/D 5/21/2015 by Official Record 308 page 888, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Gregg Road (County Road 43, 50 feet right-of-way) and State Route 142, said monument is also in the line East line of VMS 5195;

Thence, with the centerline of Gregg Road and said VMS line with the following three courses:

- 1) South 36° 54' 18" East a distance of 2,112.25 feet to a 3/4-inch T-bar and cap found;
- 2) South 03° 52' 48" West a distance of 807.30 feet to railroad spike found;
- 3) South 03° 52' 41" West a distance of 723.44 feet to a 3/4-inch T-bar and cap found at the northwest corner of a 43.8880 acre tract conveyed to Westwater Co. an Ohio Corp. by Official Record 156 page 217, and being the **True Point of Beginning**;

Thence, with the west line of said 43.8880 acre tract and said VMS line, **South 03° 54' 17" West**, passing the East corner common to said 23.76 acre and 61.53 acre tracts at 79.75 feet, a total distance of **1,087.13 feet** to an iron pin and cap previously set at a corner to VMS 5195, 7410/8623 and 9718;

Thence, continuing with the west line of said 43.8880 acre tract, **South 00° 07' 24" West** a distance of **281.62 feet** to an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found at the northeast corner of a 63.124 acre tract conveyed to Clyde P and Emily J Johnson, Jt Lives by Official Record 237 page 417;

Thence, with the north line of said 63.124 acre tract, **South 88° 15' 12" West** a distance of **2,236.24 feet** to an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found at the southeast corner of a 30.7806 acre tract conveyed to Clyde P and Emily J Johnson, Jt Lives by Official Record 199 page 856;

Thence, with the east line of said 30.7806 acre tract, **North 02° 37' 00" West** a distance of **586.24 feet** to a deteriorated wooden fence post found at a corner of said 61.53 acre tract, from said corner an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found bears South 17° 44' 46" West a distance of 1.05 feet;

Thence, across said 61.53 acre tract with the following three new courses:

- 1) **North 15° 02' 06" East** a distance of **341.98 feet** to an iron pin and cap set;
- 2) **North 80° 31' 11" East** a distance of **2,207.29 feet** to an iron pin and cap set;
- 3) **North 03° 54' 17" East**, passing the south line of said 23.76 acre at 65.35 feet, a total distance of **219.36 feet** to an iron pin and cap set;

Thence, with a new line across said 23.76 acre tract, **South 86° 07' 19" East** a distance of **60.00 feet** to a mag nail set in the centerline of Gregg Road;

Thence, with the centerline of Gregg Road, **South 03° 52' 41" West** a distance of **60.00 feet** returning to the **True Point of Beginning**, containing **55.3400 acres** more or less, of which 0.2024 acres more or less is of said 23.76 acre tract and 55.1376 acres more or less is of said 61.53 acre tract.

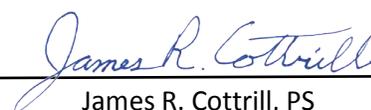
Bearings are based on the centerline of Gregg Road (South 83° 45' 00" West) as described in Official Record 156 page 217.

With the benefit of a drainage easement as shown on plat accompanying this legal description and described separately in Official Record _____ page_____.

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 July of 2017 by James R. Cottrill, PS registration #6858. (Job #S170601-55-3400AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

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Drainage Easement Surveyed for The Slyh Farm Trust

The following described Drainage Easement is situated in the State of Ohio, Madison County, Deercreek Township, VMS 5195 and 7410/8623, being part of a 61.53 acre tract (Tract Three, Parcel 05-00350.000) conveyed to the Slyh Farm, Irrevocable Trust, U/T/D 5/21/2015 by Official Record 308 page 888, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Gregg Road (County Road 43, 50 feet right-of-way) and State Route 142, said monument is also in the East line of VMS 5195;

Thence, with the centerline of Gregg Road and said VMS line with the following three courses:

- 1) South 36° 54' 18" East a distance of 2,112.25 feet to a 3/4-inch T-bar and cap found;
- 2) South 03° 52' 48" West a distance of 807.30 feet to railroad spike found;
- 3) South 03° 52' 41" West a distance of 723.45 feet to a 3/4-inch T-bar and cap found in the East line of a 23.76 acre tract conveyed to the Sly Farm, Irrevocable Trust, U/T/D 5/21/2015 by Official Record 308 page 888;

Thence, with the east line of said 23.76 acre tract, South 03° 54' 17" West, passing the East corner common to said 23.76 acre and 61.53 acre tracts at 79.75 feet, a total distance of 1,087.13 feet to an iron pin and cap previously set at a corner to VMS 5195, 7410/8623 and 9718;

Thence, continuing around said 61.53 acre tract with the following three courses:

- 1) South 00° 07' 24" West a distance of 281.62 feet to an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found;
- 2) South 88° 15' 12" West a distance of 2,236.24 feet to an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found at the southeast corner of a 30.7806 acre tract conveyed to Clyde P and Emily J Johnson, It Lives by Official Record 199 page 856;
- 3) With the east line of said 30.7806 acre tract, North 02° 37' 00" West a distance of 586.24 feet to a deteriorated wooden fence post found at a corner of said 61.53 acre tract, from said corner an electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" found bears South 17° 44' 46" West a distance of 1.05 feet at the **True Point of Beginning**;

Thence, with the north line of said 30.7806 acre tract, **South 82° 39' 57" West** a distance of **127.91 feet** to a point in Glade Run;

Thence, with Glade Run across said 61.53 acre, **North 15° 02' 06" East** a distance of **336.72 feet** to a point;

Thence, across said 61.53 acre tract with the following two courses:

- 1) **North 80° 31' 11" East** a distance of **130.00 feet** to an iron pin and cap set at the Northwest corner of a 55.3400 acre tract surveyed by this recorder and not recorded to date;
- 2) with the West line of said 55.3400 acre tract, **South 15° 02' 06" West** a distance of **341.98 feet** returning to the **True Point of Beginning**.

The hereinabove described Drainage Easement is more clearly shown on plat accompanying this legal description.

Bearings are based on the centerline of Gregg Road (South 83° 45' 00" West) as described in Official Record 156 page 217.

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 July of 2017 by James R. Cottrill, PS registration #6858. (Job #S170601-EASEMENT)


James R. Cottrill, PS