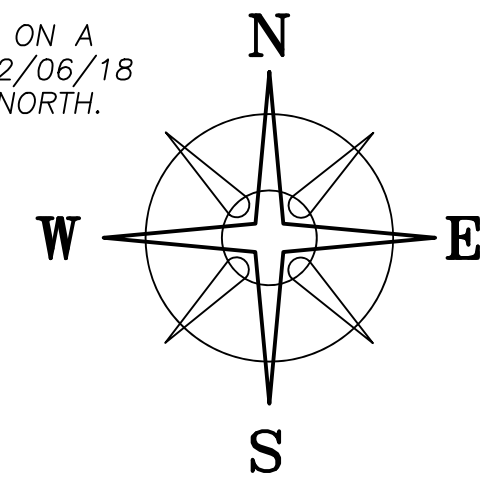


COURT JUDGMENT

MADISON COUNTY COMMON PLEAS COURT CASE #21064
 DATED APRIL 20, 1961
 JUDGMENT IN FAVOR OF ADVERSE POSSESSION, STATING
 "FENCES ARE BY FAR THE BETTER EVIDENCE OF WHAT THE LOT
 LINES ACTUALLY ARE; 70 JUR 2D 660 SEC 57'. THE LESS
 CERTAIN MEANS OF ESTABLISHING A BOUNDARY LINE MUST, AS
 HERE, YIELD TO THE MORE CERTAIN." THE EFFECTS OF THIS
 CASE IS THAT [PARCEL No. 24-00319.000] FRONT PROPERTY
 LINE MEASURES AT 90'-3 1/2" (90.75' LESS 5 1/2") AND THE
 BACK LINE AT 88' (90.75' LESS 2'9").

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 12/06/18
 WGS 1984 GEODETIC NORTH.



REDEEMER FREE WILL BAPTIST CHURCH
 OR 335 P 2360
 19.598 ACRES
 PLAT 93-95

PETER S YODER
 OR 240 P 2532
 50.23 ACRES

0.5022± ACRES
 (PREVIOUSLY SURVEY)

0.5022± ACRES
 (PREVIOUSLY SURVEY)

0.5022± ACRES
 (PREVIOUSLY SURVEY)

JOHN THOMAS &
 MARLA A TURVY
 DB 249 PG 650
 0.5 AC

0.4934±
 ACRES

PATRICIA R BRASKETT
 OR 12 PG 474
 0.5 ACRES

STATE ROUTE 56 (66' WIDE)

OLD U.S. ROUTE 40 (80' WIDE)

N=705812.73'
 E=1688843.94'

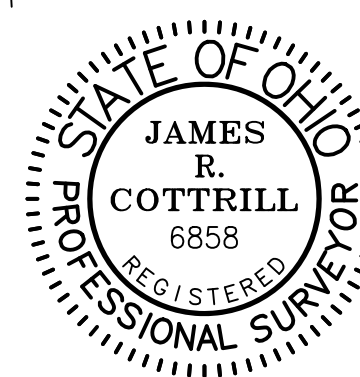
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ COUNTY MONUMENT
 - 1/2" Ø REBAR (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - △ IRON PIN (FOUND)
 - R/W MONUMENT (FOUND)
 - ⊙ 3.5" METAL FENCE POST IN CONCRETE (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)

DEED REFERENCE

JANICE L ARMBRISTER
 OR 294 PG 2358

- Ⓐ PARCEL No. 24-01323.000
0.5 ACRES
 - Ⓑ PARCEL No. 24-00833.001
0.5 ACRES
 - Ⓒ PARCEL No. 24-00035.000
0.5 ACRES
 - Ⓓ PARCEL No. 24-00319.000
0.5 ACRES
- PLATS SO-7C & SO-3B



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

James R. Cottrill DATE: 02/13/20

COTTRILL SURVEYING, INC

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

0.4934± ACRES,
 VMS 6288, SOMERFORD TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR ARMBRISTER.

SCALE: 1" = 40'
 40' 20' 0 40'

JOB No. S200111	CREW: MW
SURVEYED 01/2020	DWN BY: NC
DRAWN 01/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

0.4934 Acre Tract *Surveyed for Armbrister*

The following described 0.4934 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6288, being all of a 0.5 acre tract (Parcel 24-00319.000) conveyed to Janice L Armbrister by Official Record 294 page 2358 and amended by a judgment of adverse possession by Madison County Court of Common Pleas: Case #21064 dated April 20, 1961, and being more particularly described as follows:

Beginning at a 1/2 inch diameter rebar found in the North line of Old US Route 40 (80 feet wide) at the Southeast corner of a 0.5 acre tract conveyed to John Thomas and Marla A Turvy by Deed Book 249 page 650 and the Southwest corner of said 0.5 acre tract, said rebar bears South 86° 39' 18" West a distance of 1141.46 feet from the intersection of the North line of Old US Route 40 and the centerline of State Route 56 (66 feet wide);

Thence, with the line established by said adverse possession case and being the East line of said Turvy's 0.5 acre tract, **North 03° 55' 09" West** a distance of **241.09 feet** to an iron pin and cap set in the South line of a 19.598 acre tract conveyed to Redeemer Free Will Baptist Church by Official Record 335 page 2360;

Thence, with the South line of said 19.598 acre tract, **North 86° 39' 18" East** a distance of **88.00 feet**, as established by the adverse possession case, to an iron pin and cap set in an existing fence considered to be the Northwest corner of a 0.5 acre tract conveyed to Patricia R Braskett by Official Record 12 page 474;

Thence, with said existing fence, as established by said adverse possession case to be the West line of said Braskett's 0.5 acre tract, **South 04° 27' 49" East**, passing a 3.5 inch metal fence post in concrete found at 240.74 feet, a total distance of **241.13 feet** to the North line of Old US Route 40;

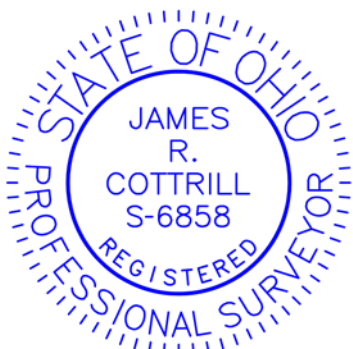
Thence, with the North line of Old US Route 40, **South 86° 39' 18" West** a distance of **90.29 feet**, as established by the adverse possession case, returning to the **Point of Beginning**, containing **0.4934 Acres** more or less.

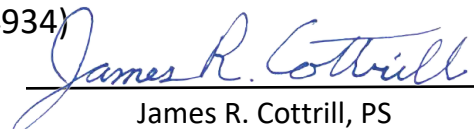
Bearings are based on a GPS observation on December 06, 2018, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed January of 2020 by James R. Cottrill, PS registration #6858. (Job #S200111-0-4934)




James R. Cottrill, PS