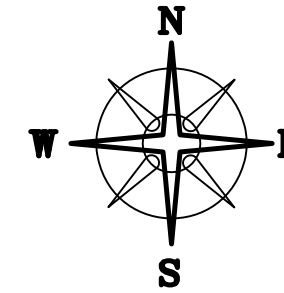


BEARINGS ARE BASED ON THE SOUTH LINE OF DINGESS' 8.874 ACRE TRACT (S 72°25'W) AS DESCRIBED IN DEED BOOK 234 PAGE 276.



STATE ROUTE 665 (60'R/W)

RONALD G & DONNA J
GUYTON
DB 259 P 319
26.74 ACRES

****NOTE****

2.8245± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO DINGESS' 0.876 ACRE TRACT. Subject to an ingress egress easement along the existing gravel drive from Philip Dingess' 0.876 acre tract to State Route 665 as described in Official Record 71 page 1115.

PHILIP R & LESLIE R
DINGESS
OR 71 P 1115
0.876 ACRES

RONALD G & DONNA J
GUYTON
DB 259 P 319
39.56 ACRES

**2.7967±
ACRES**

**2.1263±
ACRES**

KNISELY ASSOCIATES, LTD
OR 79 P 371
30.23 ACRES

**8.3616±
ACRES**

6.7790± ACRES

**0.6704±
ACRES**

1.5826± ACRES

ROBERT M & SHARON L
CASKEY
DB 297 P 594
2.00 ACRES

MICHAEL L & CYNTHIA J
COVAULT
DB 291 P 81
2.318 ACRES

BRIAN J & JUDY L
DILLON
DB 270 P 297
9.84 ACRES

ANNETTE STARK
OR 113 P 1937
30.223 ACRES

DEED REFERENCE

JOYCE E. DINGESS
DB 234 P 276

- (A) 2.2435 ACRES 1ST TRACT
- (B) 8.874 ACRES 2ND TRACT

LEGEND

- ⊗ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "BISCHOFF & ASSOC." (FOUND)
- 1/2" # IRON PIPE (FOUND)
- ⊙ 8" WOODEN FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- IRON PIN (FOUND)
- P K NAIL
- ⊗ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

REVISED 4/14/10



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

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**8.3616± & 2.7967± ACRES, VMS 8423,
FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DINGESS**

DATE DRAWN:
3/26/10
JOB # S100307
F. B. # 42

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

CREW: MW
DWN. BY: RC
CK. BY:

DATE: _____

2. 7967 Acre Tract Surveyed for Dingess

The following described 2.7967 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8423, and being part of a 2.2435 and 8.874 acre tracts both tracts conveyed to Joyce E. Dingess by Deed Book 234 page 276, and being more particularly described as follows:

Commencing at an iron pin found in the centerline of State Route 665 (60 ft. right-of-way) said point being the northwest corner of said 2.2435 acre tract, and the northeast corner of a 26.74 acre tract conveyed to Ronald G. and Donna J. Guyton by Deed Book 259 page 319;

Thence, with the east line of said 26.74 acre tract, South 18° 10 minutes 22 seconds West a distance of 22.15 ft. to an iron pin and cap set at **The True Point Beginning**;

Thence, with the new line across said 2.2435 acre tract, South 70° 21 minutes 33 seconds East a distance of 50.02 ft. to an iron pin and cap set;

Thence, with a new line across said 2.2435 and 8.874 acre tracts, South 18° 10 minutes 22 seconds West, passing the line between said 2.2435 and 8.874 acre tracts at 574.12 ft., a total distance of 627.79 ft. to an iron pin and cap set;

Thence, across said 8.874 acre tract the following 2 new courses:

- 1) South 87° 12 minutes 38 seconds West a distance of 255.42 ft. to an iron pin and cap set
- 2) South 13° 16 minutes 59 seconds East a distance of 597.42 ft. to an iron pin and cap set in the north line of a 30.223 acre tract conveyed to Annette Stark by Official Record 113 page 1937;

Thence, with the north line of said 30.223 acre tract, South 72° 25 minutes 00 seconds West, passing the northeast corner of a 30.23 acre tract conveyed to Knisely Associates, LTD by Official Record 79 page 371 at 89.67 ft., a total distance of 150.00 ft. to an iron pin and cap set at the southeast corner of a 39.56 acre tract conveyed to Ronald G. and Donna J. Guyton by Deed Book 259 page 319;

Thence, with the east line of said 39.56 acre tract, North 16° 58 minutes 54 seconds West a distance of 437.52 ft. to the southwest corner of a 0.876 acre tract conveyed to Philip R. and Leslie R. Dingess by Official Record 71 page 1115;

Thence, with said 0.876 acre tract the following 2 courses:

- 1) North 58° 15 minutes 38 seconds East a distance of 154.96 ft. to a 1/2 inch diameter iron pipe found
- 2) North 03° 30 minutes 15 seconds West a distance of 181.35 ft. to a 1/2 inch diameter iron pipe found in the south line of said Guyton's 26.74 acre tract;

Thence, with said 26.74 acre tract the following 2 courses:

- 1) North 88° 14 minutes 19 seconds East a distance of 231.46 ft. to a cornerstone found
- 2) North 18° 10 minutes 22 seconds East a distance of 594.02 ft. returning to **The True Point Beginning** containing **2.7967 Acres** more or less, of which 2.1263 acres more or less is part of said 8.874 acre tract and 0.6704 acres more or less is part of said 2.2435 acre tract.

The herein and above described 2.7967 acre tract is to become part of and contingent to Dingess' 0.876 acre tract.

With the benefit of an ingress egress easement along the existing gravel drive from said 0.876 acre tract to State Route 665 as described 10 official record 71 page 1115.

Bearings are based on the south line of Dingess' 8.874 acre tract (South 72° 25 minutes West) as described in Deed Book 234 page 276.

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 caps stamped "Cottrill L.L.C. 6858." This description is based on a field survey performed March 26, 2010 by James R. Cottrill registration #6858. (Job #S100307A) revised 4/13/10

James R. Cottrill,

8.3616Acre Tract Surveyed for Dingess

The following described 8.3616 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8423, and being part of a 2.2435 and 8.874 acre tracts both tracts conveyed to Joyce E. Dingess by Deed Book 234 page 276, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 665 (60 ft. right-of-way) said point being the north west corner of a 2.00 acre tract conveyed to Robert M. and Sharon L. Caskey by Deed Book 297 page 594, also the northeast corner of said 2.2435 acre tract;

Thence, with said 2.00 acre tract the following 3 courses:

- 1) South 20° 20 minutes 13 seconds West, passing a 1/2 inch diameter iron pipe found at 30.14 ft., a total distance of 568.85 ft. to a 1/2 inch diameter iron pipe found in the north line of said 8.874 acre tract
- 2) North 87° 44 minutes 45 seconds East a distance of 75.85 ft. to an iron pin and cap set
- 3) South 83° 49 minutes 34 seconds East a distance of 92.44 ft. to a 5/8 inch diameter rebar and yellow plastic caps stamped "Bischoff and Associates" found at the southeast corner of a 2.318 acre tract conveyed to Michael L. and Cynthia J. Cobalt by Deed Book 291 page 81;

Thence, with the south line of said 2.318 acre tract, South 86° 11 minutes 24 seconds East a distance of 61.25 ft. to an iron pin and cap set at the northwest corner of a 9.84 acre tract conveyed to Brian J. and Judy L. Dillon by Deed Book 270 page 297;

Thence, with the west line of said 9.84 acre tract, South 04° 40 minutes 45 seconds West a distance of 337.50 ft. to a 8 in. diameter wooden fence post found at the northwest corner of a 30.223 acre tract conveyed to Annette Stark by Official Record 113 page 1937;

Thence, with said 30.223 acre tract the following 2 courses:

- 1) South 04 degrees 40 minutes 45 seconds West a distance of 164.59 ft. to an iron pin and cap set
- 2) South 72° 25 minutes 00 seconds West a distance of 456.33 ft. to an iron pin and cap set

Thence, across said 8.874 acre tract the following 2 new courses:

- 1) North 13° 16 minutes 59 seconds West a distance of 597.42 ft. to an iron pin and cap set
- 2) North 87° 12 minutes 38 seconds East a distance of 255.42 ft. to an iron pin and cap set

Thence, with the new line across said 8.874 and 2.2435 acre tracts, North 18° 10 minutes 22 seconds East, passing the line between said 8.87 and 2.2435 acre tracts at 53.68 feet, a total distance of 627.79 ft. to an iron pin and cap set;

Thence, with a new line across said 2.2435 acre tract, North 70° 21 minutes 33 seconds West a distance of 50.02 ft. to an iron pin and cap set in the east line of a 26.74 acre tract conveyed to Ronald G. and Donna J. Guyton by Deed Book 259 page 319;

Thence, with the east line of said 26.74 acre tract, North 18° 10 minutes 22 seconds East a distance of 22.15 ft. to an iron pin found in the centerline of said State Route 665;

Thence, with the centerline of said State Route 665, South 75° 07 minutes 44 seconds East a distance of 177.35 ft. returning to the point beginning containing **8.3616 Acres** more or less, of which 6.7790 acres more or less is part of said 8.874 acre tract and 1.5826 acres more or less is part of said 2.2435 acre tract.

Subject to an ingress egress easement along the existing gravel drive from Philip Dingess' 0.876 acre tract to State Route 665 as described in Official Record 71 page 1115.

Bearings are based on the south line of Dingess' 8.874 acre tract (South 72° 25 minutes West) as described in Deed Book 234 page 276.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed March 26, 2010 by James R. Cottrill registration #6858. (Job #S100307) revised 4/13/10

James R. Cottrill,