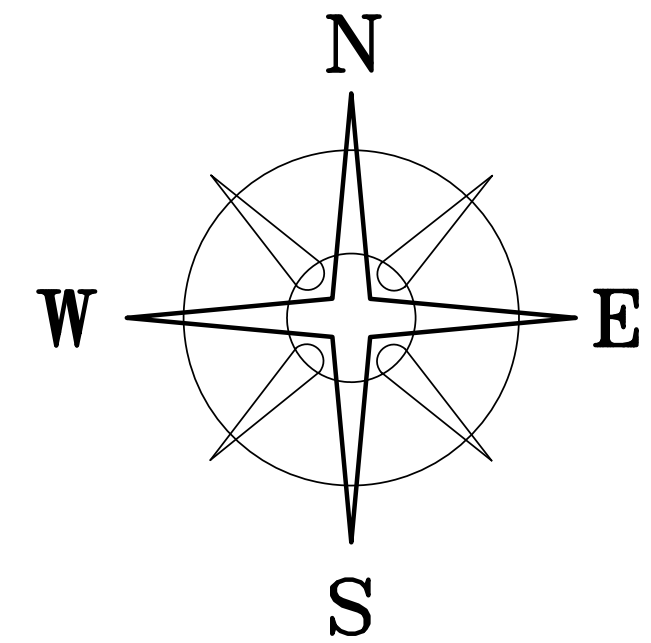


BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/15/08
WGS 1984 GEODETIC NORTH.



STATE ROUTE 323 (60' R/W)

RICHARD W GORMAN
OR 239 P 1512
7.0105 ACRES

RICHARD W GORMAN &
JOHN D GORMAN
OR 255 P 1714
12.4 ACRES

TWIN OAK DAIRY LLC.
O.R. 264 PG. 314
30.6372 ACRES

DONALD L. THOMPSON ETAL.
OR 266 PG. 1931
30.685 ACRES

10.0000± ACRES

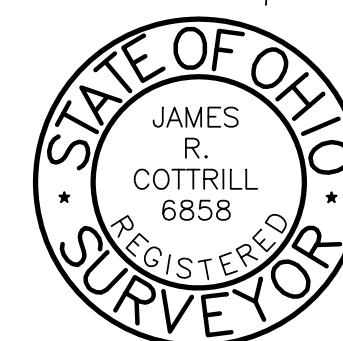
****NOTE****
10.0000 ACRE TRACT IS TO
BECOME PART OF AND CONTINGENT TO
TWIN OAK'S 30.6372 ACRE TRACT

DEED REFERENCE
STEPHEN MAURICE & NANCY JO MITCHEM
O.R. 37 PG. 825
Ⓐ 35.3415 ACRES (ORIGINAL 153.1 ACRES, FIRST TRACT)
Ⓑ 25.3708 ACRES

LEGEND

- ☆ STONE (FOUND)
- ⊗ DOUBLE ANGLE IRON FENCE POST (FOUND)
- △ MAG NAIL SET IN CORNER STONE (FOUND)
- 3/4" SOLID IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

DATE: _____

COTTRILL SURVEYING, L.L.C.

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

**10.0000± ACRES, VMS 1244,
STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TEUN VERHOEVEN**

DATE DRAWN:
5/23/12
JOB # S120503
F. B. #

SCALE : 1" = 200'
200' 100' 0 200'

CREW: MW
DWN. BY: MW
CK. BY: _____

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

V.M.S. 1244
V.M.S. 713

V.M.S. 1244
V.M.S. 713

STONE (5' OFF EDGE PAVEMENT)

TPOB
N 86°08'59" W
247.62'

N 03°51'01" E 563.21'
346.77'

STEPHEN MAURICE & NANCY JO MITCHEM
O R 185 PAGE 2105
5.0098 ACRES

POINT OF
COMMENCEMENT

CHARLESTON-CHILLICOTHE ROAD

6.3452±ACRES
S 85°36'10" E
247.39'

3.6548±ACRES

N 03°51'01" E 644.44'

S 03°49'44" W 642.08'

N 03°49'44" W 1123.51'

S 88°28'41" E 247.58'

N 03°49'44" E 1111.09'

S 85°36'10" E 247.39'

N 86°08'59" W 247.62'

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

10.0000 Acre Tract Surveyed for Teun Verhoeven

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1244, being part of a 35.3415 and 25.3780 acre tracts conveyed to Stephen Maurice and Nancy Jo Mitchem by Official Record 37 page 825, and being more particularly described as follows:

Commencing at a cornerstone found at an angle point in the centerline of Charleston -Chillicothe Road (County Road 15 B) (40 for right-of-way), said stone is at the southeast corner of a 30.685 acre tract conveyed to Daniel L. Thompson, Et al by Official Record 266 page 1931, and at the southwest corner of a 5.0098 acre tract conveyed to Stephen Maurice and Nancy Jo Mitchem by Official Record 185 page 2105;

Thence, with the line between said 5.0098 and 30.685 acre tracts, North 03° 51 minutes 01 seconds East, passing the northwest corner of said 5.0098 acre tract at 346.77 ft., a total distance of 563.21 ft. to an iron pin and cap set at **The True Point Beginning**;

Thence, continuing with the east line of said 30.685 acre tract, **North 03° 51 minutes 01 seconds East** a distance a **644.44** ft. to a mag nail set in a cornerstone found at the southeast corner of a 30.6372 acre tract conveyed to Twin Oak Dairy, LLC by Official Record 264 page 314;

Thence, with the east line of said 30.6372 acre tract, **North 03° 49 minutes 44 seconds East** a distance of **1111.09** ft. to a double angle iron fence post found at the southeast corner of a 7.0105 acre tract conveyed to Richard W. Gorman by Official Record 239 page 1512 and the south west corner of a 12.4 acre tract conveyed to Richard W. Gorman and John D. Gorman by Official Record 255 page 1714;

Thence, with the south line of said 12.4 acre tract, **South 88° 28 minutes 41 seconds East** a distance of **247.58** ft. to an iron pin and cap set;

Thence, with a new line across said 35.3415 acre tract, **South 03° 49 minutes 44 seconds West** a distance of **1123.51** ft. to a point in the north line of said 25.3708 acre tract;

Thence, across said 25.3708 acre tract the following 2 new courses:

- 1) **South 03° 49 minutes 44 seconds West** a distance of **642.08** ft. to an iron pin and cap set
- 2) **North 86° 08 minutes 59 seconds West** a distance of **247.62** ft. returning to the true point beginning containing **10.0000 Acres** more or less of which 6.3452 acres more or less is part of said 35.3415 acre tract, and 3.6548 acres more or less is part of said 25.3708 acre tract.

The hereinabove described 10.0000 acre tract is to become part of and contingent to Twin Oaks 30.6372 acre tract.

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

This description is based on a field survey performed May 23, 2012 by James R. Cottrill registration #6858. (Job #S120503-10.0000AC)

James R. Cottrill, PS