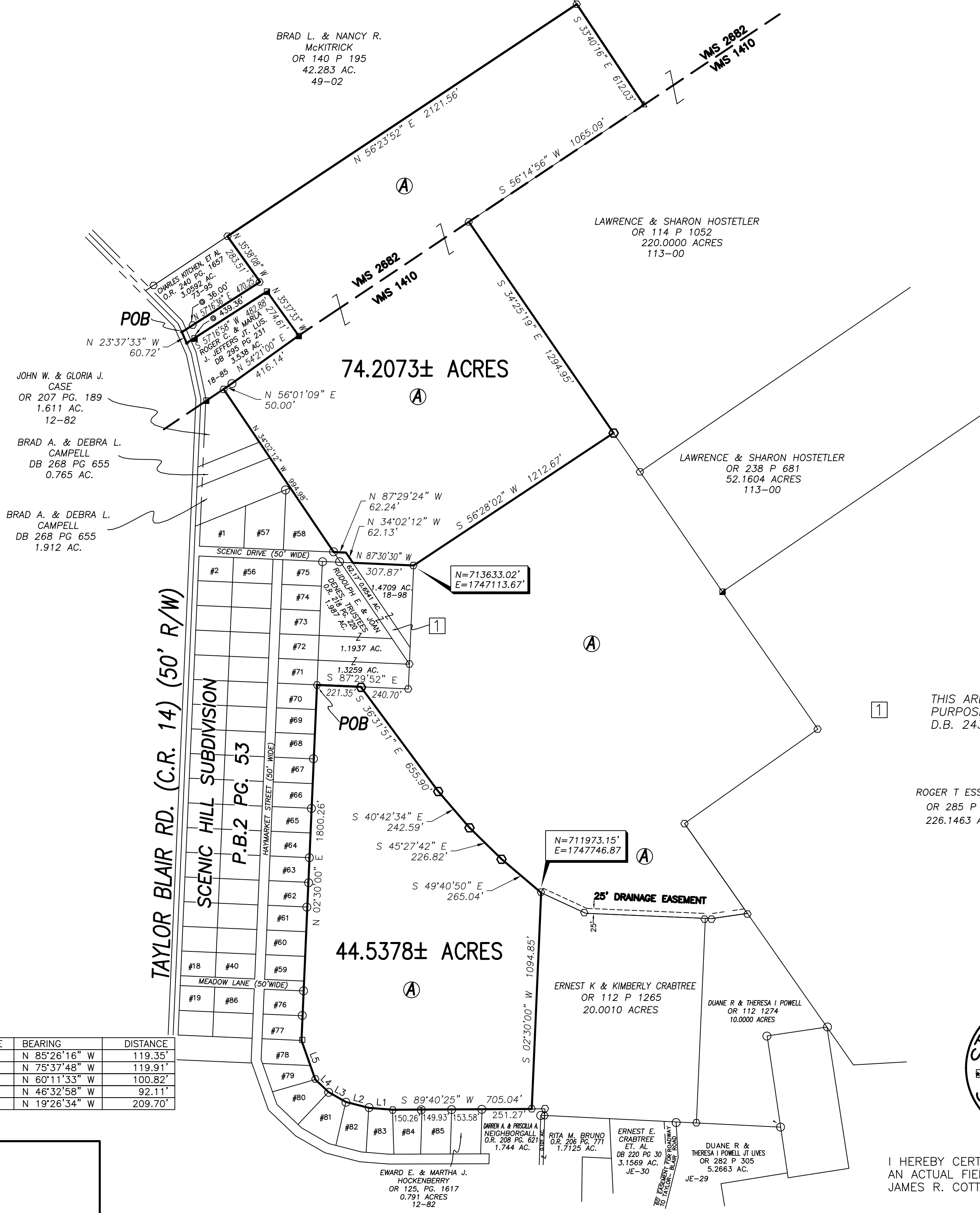
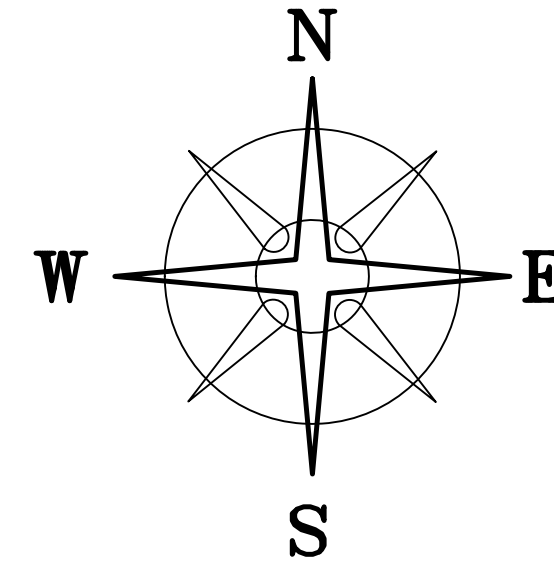


BEARINGS BASED ON THE EAST LINE OF SCENIC HILL SUBDIVISION
(N 2°30'E) AS SHOWN ON PLAT P.B. 2, PG. 53.



BRAD L. & NANCY R.
McKITTRICK
OR 140 P 195
42.283 AC.
49-02

LAWRENCE & SHARON HOSTETLER
OR 114 P 1052
220.0000 ACRES
113-00

74.2073± ACRES

LAWRENCE & SHARON HOSTETLER
OR 238 P 681
52.1604 ACRES
113-00

JOHN W. & GLORIA J.
CASE
OR 207 PG. 189
1.611 AC.
12-82

BRAD A. & DEBRA L.
CAMPBELL
DB 268 PG 655
0.765 AC.

BRAD A. & DEBRA L.
CAMPBELL
DB 268 PG 655
1.912 AC.

DEED REFERENCE
RUDOLPH E & JOAN DENES, TRUSTEES
OR 218 P 223
193.2528 ACRES
08-01219.000

NOTE

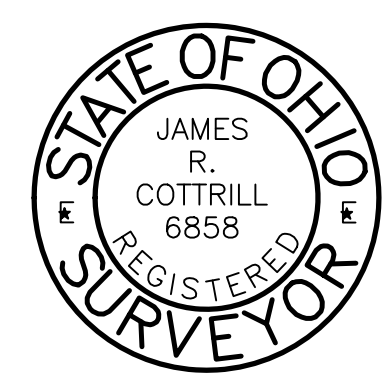
1 THIS AREA HAS BEEN RESERVED FOR STREET PURPOSES AS SHOWN ON PLAT ACCOMPANYING D.B. 243 PG. 123.

ROGER T ESSIG, ET AL
OR 285 P 1037
226.1463 ACRES

LEGEND

- 10" WOOD FENCE POST (FOUND)
 - 1" IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
 - IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE
 - P K NAIL
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	N 85°26'16" W	119.35'
L2	N 75°37'48" W	119.91'
L3	N 60°11'33" W	100.82'
L4	N 46°32'58" W	92.11'
L5	N 19°26'34" W	209.70'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 03-06-14

COTTRILL SURVEYING, LLC
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

FARM SPLIT, VMS 1410 & 2682, JEFFERSON TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR STEVE DENES.

DATE DRAWN: 03-04-14	SCALE : 1" = 400'	CREW: MW
JOB #S140203 S000618	400' 0 400'	DWN. BY: JRC
		CHK. BY: JRC

Cottrill Surveying, LLC

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

44.5378 Acre Tract *Surveyed for Steve Denes*

The following described 44.5378 tract is situated in the state of Ohio, Madison County, Jefferson Township, VMS 1410, and being part of a 193.2528 acre tract (08 – 01219.000) conveyed to Rudolph E. and Joan Denes, Trustees by Official Record 218 page 223, and being more particularly described as follows:

Beginning at an iron pin and cap previously set at the eastern corner common to Lots 70 and 71 of Scenic Hill Subdivision as recorded in Plat Book 2 page 53, said iron pin and cap is also at the southwest corner of a 1.3259 acre tract conveyed to Rudolph E and Joan Denes by Official Record 218 page 220;

Thence, with the south line of said 1.3259 acre tract, **South 87° 29' 52" East** a distance of **221.35 feet** to an iron pin and cap set;

Thence, across said 193.2528 acre tract the following four new courses:

- 1) **South 36° 31' 51" East** a distance of **655.90 feet** to an iron pin and cap set
- 2) **South 40° 42' 34" East** a distance of **242.59 feet** to an iron pin and cap set
- 3) **South 45° 27' 42" East** a distance of **226.82 feet** to an iron pin and cap set
- 4) **South 49° 40' 50" East** a distance of **265.04 feet** to an iron pin and cap previously set at the northwest corner of a 20.0010 acre tract conveyed to Ernest K and Kimberly Crabtree by Official Record 112 page 1265;

Thence, with the west line of said 20.0010 acre tract, **South 02° 30' 00" West** a distance of **1094.85 feet** to an iron pin and cap set in the north line of a 1.744 acre tract conveyed to Darren a and Priscilla A Neighborgall by Official Record 208 page 621;

Thence, with the north line of said 1.744 acre tract, **South 89° 40' 25" West**, passing an iron pipe found at the northeast corner of a 0.791 acre tract conveyed to Edward E and Martha J Hockenberry by Official Record 125 page 1617 at 251.27 feet, also passing an iron pipe found at the northeast corner of lot 85 of said Scenic Hill Subdivision at 404.85 feet, a total distance of **705.04 feet** to an iron pin and cap set previously at the northern corner common to lots 83 and 84 of said subdivision;

Thence, with said subdivision, the following six courses:

- 1) **North 85° 26' 16" West** a distance of **119.35 feet** to an iron pipe found
- 2) **North 75° 37' 48" West** a distance of **119.91 feet** to an iron pipe found
- 3) **North 60° 11' 33" West** a distance of **100.82 feet** to an iron pipe found
- 4) **North 46° 32' 58" West** a distance of **92.11 feet** to an iron pin and previously set
- 5) **North 19° 26' 34" West** a distance of **209.70 feet** to a solid iron pin found
- 6) **North 02° 30' 00" East** a distance of **1800.26 feet** returning to the point of beginning containing **44.5378 Acres** more or less.

Bearings are based on the east line of Scenic Hill Subdivision (North 2° 30' East) as shown on Plat Book 2 Page 53.

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 6, 2014 by James R. Cottrill registration #6858. (Job #S140203-44-5378AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

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

74.2073 Acre Tract Surveyed for Steve Denes

The following described 74.2073 tract is situated in the state of Ohio, Madison County, Jefferson Township, VMS 1410 and 2682, and being part of a 193.2528 acre tract (08 – 01219.000) conveyed to Rudolph E. and Joan Denes, Trustees by Official Record 218 page 223, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Taylor-Blair Road (County Road 14) (50 feet right-of-way) said PK nail is corner to said 193.2528 acre tract and the southwest corner of a 3.0592 acre tract conveyed to Charles Kitchen, et al. by Official Record 240 page 1657;

Thence, with said 3.0592 acre tract, the following two courses:

- 1) **North 57° 16' 36" East**, passing an iron pin and cap previously set at 36.00 feet, a total distance of **470.25 feet** to an iron pin and set previously
- 2) **North 35° 38' 08" West** a distance of **283.51 feet** to an iron pin and cap previously set in the southeast line of a 42.283 acre tract conveyed to Brad L. And Nancy R. Mc Kitrick by Official Record 140 page 195;

Thence, with the southeast line of said 42.283 acre tract, **North 56° 23' 52" East** a distance of **2121.56 feet** to an iron pin and cap previously set in the line of a 220.0000 acre tract conveyed to Lawrence and Sharon Hostetler by Official Record 114 page 1052;

Thence, with said 220.0000 acre tract, the following three courses:

- 1) **South 33° 40' 16" East** a distance of **612.03 feet** to a cornerstone found in the line between said VMS 2682 and 1410
- 2) **South 56° 14' 56" West**, with said VMS line, a distance of **1065.09 feet** to an iron pin and cap previously set
- 3) **South 34° 25' 19" East** a distance of **1294.95 feet** to an iron pin and cap set;

Thence, with a new line across said 193.2528 acre tract, **South 56° 28' 02" West** a distance of **1212.67 feet** to an iron pin and cap previously set at the northeast corner of a 1.4709 acre tract conveyed to Rudolph E. and Joan Denes, Trustees by Official Record 218 page 220;

Thence, with the north line of said 1.4709 acre tract, **North 87° 30' 30" West** a distance of **307.87 feet** to the southeast corner of Scenic Drive (50 feet wide) as shown on plat of Scenic Hill Subdivision as recorded in Plat Book 2 page 53;

Thence, with Scenic Drive the following two courses:

- 1) **North 34° 02' 12" West** a distance of **62.13 feet**
- 2) **North 87° 29' 24" West** a distance of **62.24 feet** to an iron pipe found at the southeast corner of lot 58 of said subdivision;

Thence, with the northeast line of said lot 58, **North 34° 02' 12" West**, passing the southeast corner of a 1.912 acre tract conveyed to Brad A and Deborah L Campbell by Deed Book 268 page 655 and continuing along the northeast line of said 1.912 acre tract and a 0.765 acre tract also conveyed to Brad A and Deborah L Campbell by Deed Book 268 page 655 and a 1.611 acre tract conveyed to John W and Gloria J Case by Official Record 207 page 189, a total distance of **994.98 feet** to an iron pin and cap previously set in the southeast line of a 3.538 acre tract conveyed to Roger C and Marla J Jeffers by Deed Book 295 page 231, said iron pin and is also in the line between VMS 2882 and 1410;

Thence, with said VMS line and said 3.538 acre tract the following two courses:

- 1) **North 56° 01' 09" East** a distance of **50.00 feet** to an iron pipe found
- 2) **North 54° 21' 00" East** a distance of **416.14 feet** to a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found

Thence, with said 3.538 acre tract the following two courses:

- 1) **North 35° 37' 33" West** a distance of **274.61 feet** to a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found
- 2) **South 57° 16' 58" West**, passing a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 439.36 feet, a total distance of **482.88 feet** to a PK nail found in the centerline of said Taylor-Blair Road;

Thence, with the centerline of said Taylor Blair Rd., **North 23° 37' 33" West** a distance of **60.72 feet** returning to the point of beginning containing **74.2073 Acres** more or less.

Bearings are based on the east line of Scenic Hill Subdivision (North 2° 30' East) as shown on Plat Book 2 Page 53.

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 6, 2014 by James R. Cottrill registration #6858. (Job #S140203-74-2073AC)

James R. Cottrill, PS