

IRWIN ROAD (UNION CO. RD. 85)(40'R/W)

(PLANNED 60' WIDE)

ABEL A & MICHELE L SALAZAR
OR 794 P 703 (UNION CO.)
OR 242 P 392 (MADISON CO.)
0.18 AC. TRACT 1

GARY L & DIANA M SHANNON
DB 254 P 277 (MADISON CO.)
DB 283 P 857 (UNION CO.)
24.48 AC.
19.20 AC. UNION
5.28 AC. MAD

FEMA INFO.

FIRM MAP #39159C0450D
EFFECTIVE DATE, DEC. 16, 2008
ZONES "A" & "X"

UNION COUNTY

MADISON COUNTY

UNION COUNTY

MADISON COUNTY

12.5562± ACRES
12.3400± ACRES MAD. CO.
0.2162± ACRES UNION CO.

12.1560± ACRES

111.2688± ACRES

0.2207± ACRES UNION CO.
111.0481± ACRES MAD. CO.

DEED REFERENCE
VERNON A & ANN M VICK, TRUSTEES

OR 194 P 342 (UNION CO.)

OR 58 P 32 (MADISON CO.)

46.5 ACRES (15-00164.000)

OR 58 P 33 (MADISON CO.)

81.5115 ACRES (15-00146.001)

PLAT 46-90

OR 58 P 408 (MADISON CO.)

0.289 AC (15-00124.002)

PLAT 32-95

OR 106 P 1850 (MADISON CO.)

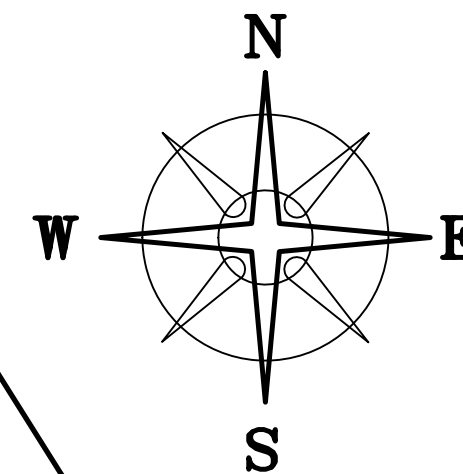
OR 194 P 324 (UNION CO.)

3.69 AC. (TRACT 1)
(15-00165.000)

3.72 AC. (TRACT 2)
(15-00124.001)

GORTON FARMS INC.
OR 102 P 707 (UNION CO.)
OR 66 P 511 (MADISON CO.)
176 ORIGINAL AC.
123.538 AC. (UNION CO.)
44.25 AC. (MADISON CO.)

BEARINGS ARE BASED ON A GPS OBSERVATION ON 5/5/14
WGS 1984 GEODETIC NORTH.



LEGEND

- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "GUIDER S-7752" (FD.)
- ☆ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "FOX PS 7000" (FD.)
- ⊙ 1" IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FD.)
- 3/4" Ø IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- MAG NAIL (SET)
- P K 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.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 58°42'17" E | 26.00' |
| L2 | S 31°17'42" E | 49.56' |
| L3 | N 58°05'03" E | 252.33' |
| L4 | N 05°33'13" W | 110.14' |
| L5 | N 04°43'20" E | 55.41' |
| L6 | N 34°13'13" W | 32.12' |
| L7 | S 77°20'23" W | 113.07' |
| L8 | N 14°30'58" W | 105.98' |
| L9 | N 70°23'44" E | 101.85' |
| L10 | N 78°40'40" E | 104.08' |
| L11 | N 14°34'18" E | 121.34' |
| L12 | N 42°49'38" E | 180.80' |
| L13 | N 75°11'44" E | 245.54' |
| L14 | S 75°11'44" W | 245.54' |
| L15 | S 42°49'38" W | 180.80' |
| L16 | S 14°34'18" W | 121.34' |
| L17 | S 78°40'40" W | 104.08' |
| L18 | S 70°23'44" W | 101.85' |
| L19 | S 14°30'58" E | 105.98' |
| L20 | N 77°20'23" E | 113.07' |
| L21 | S 34°13'13" E | 32.12' |
| L22 | S 04°43'20" W | 55.41' |
| L23 | S 05°33'13" E | 110.14' |
| L24 | S 58°05'03" W | 252.33' |
| L25 | N 31°17'42" W | 49.56' |
| L26 | S 58°42'17" W | 26.00' |
| L27 | S 80°10'38" E | 70.93' |
| L28 | S 30°17'48" E | 60.00' |

POB
N=768579.72'
E=1691214.84'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 6/24/14

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

FARM SURVEY, VMS 4769, 7676, & 8128, UNION TOWNSHIP/UNION COUNTY, PIKE TOWNSHIP/MADISON COUNTY, OHIO. SURVEYED FOR VERNON VICK.

| | | |
|-----------------------|--------------------------------------|-----------------|
| DATE DRAWN: 5/8/14 | SCALE: 1" = 200' 200' 100' 0 200' | CREW: MW |
| JOB # S140417 | | DWN. BY: RC, MW |
| F. B. # | | CK. BY: |

SHANNON FARMS INC
DB 222 P 432
335.76 AC.
PI-1B

SHANNON FARMS INC
DB 284 P 400
100.548 ACRES
PLAT 46-90

SHANNON FARMS INC
DB 284 P 400
100.548 ACRES
PLAT 46-90

6/06/14

VAN NESS ROAD (TWP. RD. 140)(35'R/W)

IRWIN ROAD (MAD. CR 26)(50' R/W)

30' INGRESS/EGRESS EASEMENT

VMS 4769
TO COUNTY STONE FOUND AT ST. RT. 38
S 89°17'06" E

VMS 4769
VMS 7676

VMS 12494
VMS 4942

VMS 6312
VMS 4769

VMS 4769
VMS 4942

VMS 4942
VMS 26

VMS 4769
VMS 4942

VMS 4769
VMS 7676

VMS 8425
VMS 8128
VMS 7676

VMS 7946
VMS 7946

VMS 8425

Cottrill Surveying, LLC

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

12.1560 Acre Tract *Surveyed for Vernon Vick*

The following described 12.1560 acre tract is situated in the state of Ohio, Madison County, Pike Township, VMS 4769, being part of a 46.5 acre tract (1500164.000) conveyed to Vernon A and Ann M Vick by Official Record 58 page 32, part of an 81.5115 acre tract (1500146.001) conveyed to Vernon A and Ann M Vick by Official Record 58 page 33, and part of a 3.72 acre tract (Tract 2) (1500124.001) conveyed to Vernon A and Ann M Vick by Official Record 106 page 1850 and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Irwin Road (Madison County Road 26) (50 feet Right-Of-Way) with Van Ness Road (Township Road 140) (35 feet Right-Of-Way);

Thence, with the centerline of said Irwin Road, North 09° 41' 13" East a distance of 2131.73 feet to a 3/4 inch diameter iron pipe found at an angle point in the centerline of said Irwin Road corner to VMS 7946, 7676, and 4942 and in the Southwest line of said 46.5 acre tract;

Thence, continuing with the centerline of said Irwin Road, North 31° 17' 43" West a distance of 1056.02 feet to a mag nail set at **The True Point of Beginning**;

Thence, across said 46.5 acre tract the following two new courses:

- 1) **North 58° 42' 17" East** a distance of **26.00 feet**
- 2) **South 31° 17' 42" East** a distance of **49.56 feet** to a point in the centerline of little Darby Creek;

Thence, across said 46.5 acre tract and with the centerline of Little Darby Creek the following 11 courses:

- 1) **North 58° 05' 03" East** a distance of **252.33 feet**
- 2) **North 05° 33' 13" West** a distance of **110.14 feet**
- 3) **North 04° 43' 20" East** a distance of **55.41 feet**
- 4) **North 34° 13' 13" West** a distance of **32.12 feet**
- 5) **South 77° 20' 23" West** a distance of **113.07 feet**
- 6) **North 14° 30' 58" West** a distance of **105.98 feet**
- 7) **North 70° 23' 44" East** a distance of **101.85 feet**
- 8) **North 78° 40' 40" East** a distance of **104.08 feet**
- 9) **North 14° 34' 18" East** a distance of **121.34 feet**
- 10) **North 42° 49' 38" East** a distance of **180.80 feet**
- 11) **North 75° 11' 44" East** a distance of **245.54 feet** to the west corner common to said 3.72 acre tract and a 2.209 acre tract conveyed to Abel A and Michelle L Salazar by Official Record 242 page 395;

Thence, with a new line across said 3.72 and 81.5115 acre tracts, **South 32° 18' 23" East**, passing an iron pin and cap set at 91.08 feet, also passing the line between said tracts at 271.49 feet, a total distance of **656.00 feet** to an iron pin and cap set;

Thence, with a new line across said 81.5115 and 46.5 acre tracts, **South 61° 39' 45" West**, passing the line between said tracts at 5.06 feet, also passing an iron pin and cap set at 962.40 feet, a total distance of **987.43 feet** to a mag nail set in the centerline of said Irwin Road;

Thence, with the centerline of said Irwin Road, **North 31° 17' 43" West** a distance of **330.00 feet** returning to **The True Point Beginning** containing **12.1560 Acres** more or less, of which 12.1180 acres more or less is part of said 46.5 acre tract, 0.0065 acres more or less is part of said 3.72 acre tract, and 0.0315 acres more or less is part of said 81.5115 acre tract.

Bearings are based on a GPS observation on May 5, 2014, 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 June 10, 2014 by James R. Cottrill registration #6858. (Job #S140417-111-2688AC) revised 6/06/14

James R. Cottrill, PS

Cottrill Surveying, LLC

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

12.5562 Acre Tract *Surveyed for Vernon Vick*

The following described 12.5562 acre tract is situated in the state of Ohio, Union Township of Union County and Pike Township of Madison County, VMS 4769, being part of a 46.5 acre tract (1500164.000 Madison County) conveyed to Vernon A and Ann M Vick by Official Record 194 page 342 (Union County) and Official Record 58 page 32 (Madison County), and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Irwin Road (Madison County Road 26) (50 feet Right-Of-Way) with Van Ness Road (Township Road 140) (35 feet Right-Of-Way);

Thence, with the centerline of said Irwin Road, North 09° 41' 13" East a distance of 2131.73 feet to a 3/4 inch diameter iron pipe found at an angle point in the centerline of said Irwin Road corner to VMS 7946, 7676, and 4942 and in the Southwest line of said 46.5 acre tract;

Thence, continuing with the centerline of said Irwin Road, North 31° 17' 43" West a distance of 1056.02 feet to a mag nail set at **The True Point of Beginning**;

Thence, continuing with the centerline of said Irwin Road, the following two courses:

- 1) **North 31° 17' 43" West** a distance of **744.10 feet** to a drill hole in a cornerstone found , corner to VMS 6312, 7946, 4942, and 12494;
- 2) **North 58° 24' 09" East** a distance of **969.83 feet** to a PK nail found at the Northwest corner of a 0.18 acre tract conveyed to Abel A and Michelle L Salazar by Official Record 794 page 703 (Union County) and Official Record 242 page 392 (Madison County), (crossing the Madison Union/County line);

Thence, with the West line of said 0.18 acre tract, **South 31° 51' 54" East**, passing the Northwest corner of a 0.264 acre tract conveyed to Abel A and Michelle L Salazar by Official Record 794 page 703 (Union County) and Official Record 242 page 392 (Madison County) at 80.00 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Fox PS 7000" found corner to a 2.209 acre tract also conveyed to Abel A and Michelle L Salazar by Official Record 794 page 703 (Union County) and Official Record 242 page 395 (Madison County) at 194.95 feet, passing iron pin and caps set at 20.00 and 380.64 feet, a total distance of **474.29 feet** to a point in the centerline of said Little Darby Creek (crossing the Madison Union/County line);

Thence, across said 46.5 acre tract and with the centerline of said little Darby Creek the following 11 new courses:

- 1) **South 75° 11' 44" West** a distance of **245.54 feet**
- 2) **South 42° 49' 38" West** a distance of **180.80 feet**
- 3) **South 14° 34' 18" West** a distance of **121.34 feet**
- 4) **South 78° 40' 40" West** a distance of **104.08 feet**
- 5) **South 70° 23' 44" West** a distance of **101.85 feet**
- 6) **South 14° 30' 58" East** a distance of **105.98 feet**
- 7) **North 77° 20' 23" East** a distance of **113.07 feet**
- 8) **South 34° 13' 13" East** a distance of **32.12 feet**
- 9) **South 04° 43' 20" West** a distance of **55.41 feet**
- 10) **South 05° 33' 13" East** a distance of **110.14 feet**
- 11) **South 58° 05' 03" West** a distance of **252.33 feet** to a point in said Creek

Thence, leaving said Creek and continuing across said 46.5 acre tract the following two new courses:

- 1) North 31° 17' 42" West a distance of 49.56 feet
- 2) South 58° 42' 17" West a distance of 26.00 feet returning to **The True Point of Beginning** containing **12.5562 Acres** more or less of which 12.3400 acres more or less is in Madison County and 0.2162 acres more or less is in Union County.

Bearings are based on a GPS observation on May 5, 2014, 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 June 6, 2014 by James R. Cottrill registration #6858. (Job #S140417-12-5859AC) revised 6/06/14

James R. Cottrill, PS

Cottrill Surveying, LLC

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

111.2688 Acre Tract Surveyed for Vernon Vick

The following described 111.2688 acre tract is situated in the state of Ohio, Union Township of Union County and Pike Township of Madison County, VMS 7946, 7676, and 8425, being part of a 46.5 acre tract (1500164.000 Madison County) conveyed to Vernon A and Ann M Vick by Official Record 194 page 342 (Union County) and Official Record 58 page 32 (Madison County), part of an 81.5115 acre tract (1500164.001 Madison County) conveyed to Vernon A and Ann M Vick by Official Record 58 page 33 (Madison County), all of a 0.289 acre tract (1500124.002 Madison County) conveyed to Vernon A and Ann M Vick by Official Record 58 page 408 (Madison County), and all of a 3.69 acre tract (Tract 1) (1500165 .000 Madison County) and part of a 3.72 acre tract (Tract 2) (1500124.001 Madison County) both tracts conveyed to Vernon A and Ann M Vick by Official Record 106 page 1850 (Madison County) and Official Record 194 page 324 (Union County), and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe found at an angle point in the centerline of Irwin Road (Madison County Road 26) (50 feet Right-Of-Way), corner to VMS 7946, 7676, and 4942, said pipe bears North 09° 41' 13" East a distance of 2131.73 feet from a mag nail found at the centerline intersection of said Irwin Road with Van Ness Road (Township Road 140) (35 feet Right-Of-Way);

Thence, with the centerline of said Irwin Road, **North 31° 17' 43" West** a distance of **726.02 feet** to a mag nail set;

Thence, with a new line across said 46.5 acre tract, **North 61° 39' 45" East**, passing an iron pin and cap set at 25.03 feet, also passing the line between said 46.5 and said 81.5115 acre tracts at 982.37 feet, a total distance of **987.43 feet** to an iron pin and cap set;

Thence, with a new line across said 81.5115 acre and said 3.72 acre tracts, **North 32° 18' 23" West**, passing the line between said 81.5115 and 3.72 acre tracts at 384.51 feet, passing an iron pin and cap set at 564.92 feet, a total distance of **656.00 feet** to a point in the centerline of little Darby Creek and the southwest corner of a 2.209 acre tract conveyed to Abel A and Michele L Salazar by Official Record 794 page 703 (Union County) and Official Record 242 page 395 (Madison County);

Thence, with the south line of said 2.209 acre tract and the centerline of little Darby Creek the following two courses:

- 1) **North 60° 29' 14" East** a distance of **192.64 feet**
- 2) **North 26° 14' 42" East**, passing the southwest corner of a 1.572 acre tract conveyed to Robert Gross by Official Record 179 page 361 (Madison County) at 52.94 feet, a total distance of **186.52 feet** to a point in said Creek;

Thence, with the south line of said 1.572 acre tract, **South 80° 10' 38" East** a distance of **70.93 feet** to a point in the west line of a 2.535 acre tract conveyed to Gerald Sloan and Linda K Howel by Official Record 145 page 104 (Madison County)(Official Record 377 Page 169 (Union County));

Thence, with the West line of said 2.535 acre tract, **South 30° 17' 48" East** a distance of **60.00 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Fox PS 7000" found in the North line of said 3.72 acre tract and the Southeast corner of said 0.289 acre tract;

Thence, with the South line of said 2.535 acre tract, **North 60° 29' 14" East** a distance of **214.34 feet** to a 3/4 inch diameter iron pipe found in the West line of a 24.48 acre tract conveyed to Gary L and Diana M Shannon by Deed Book 254 page 277 (Madison County) and Deed Book 283 page 857 (Union County);

Thence, with the West line of said 24.48 acre tract, **South 13° 16' 48" East** a distance of **272.05 feet** to a point in the centerline of said little Darby Creek;

Thence, with the South line of said 24.48 acre tract and the centerline of said Little Darby Creek the following 6 courses:

- 1) **North 65° 25' 49" East** a distance of **258.54 feet**
- 2) **South 84° 30' 51" East** a distance of **250.38 feet**
- 3) **South 38° 28' 23" East** a distance of **163.69 feet**
- 4) **North 56° 55' 20" East** a distance of **319.14 feet**
- 5) **North 70° 07' 05" East** a distance of **239.14 feet**
- 6) **North 08° 43' 32" East** a distance of **194.93 feet** to a point in the Southwest line of a 176 original acre tract conveyed to Gorton Farms Incorporated by Official Record 102 page 707 (Union County) and Official Record 66 page 511 (Madison County) (crossing the Madison Union/County line);

Thence, with the Southwest line of said 176 original acre tract, the following two courses:

- 1) **South 32° 05' 25" East** a distance of **315.37 feet** to a 3/4 inch iron pipe found corner to said 81.5115 and said 3.72 acre tracts (crossing the Madison Union/County line)
- 2) **South 32° 08' 00" East** a distance of **1246.97 feet** to a 1 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found at the Northeast corner of a 100.548 acre tract conveyed to Shannon Farms Incorporated by Deed Book 284 page 400;

Thence, with the Northwest line of said 100.548 acre tract, **South 50° 51' 31" West**, passing a 5/8 inch diameter rebar and yellow plastic caps stamped "Guider S – 7752" found at 29.69 feet and 1922.24 feet, a total distance of **2704.43 feet** to a 1 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found at the Northwest corner of said 100.548 acre tract and in the Northeast line of a 335.76 acre tract conveyed to Shannon Farms Incorporated by Deed Book 222 page 432, also in the line between VMS 8425 and 7946;

Thence, with said VMS line and the East line of said 335.76 acre tract the following 2 courses:

- 1) **North 31° 43' 02" West** a distance of **835.41 feet** to a record cornerstone found at the West corner common to said 81.5115 and said 46.5 acre tract
- 2) **North 31° 27' 51" West** a distance of **273.63 feet** returning to the point of beginning containing **111.2688 Acres** more or less of which 111.0481 acres more or less are in Madison County and 0.2207 acres more or less are in Union County, also there are 22.0901 acres more or less is part of said 46.5 acre tract and 81.4928 acres more or less is part of said 81.5115 acre tract, 0.2902 acres more or less is all of said 0.289 acre tract, 3.6779 acres more or less is all of said 3.69 acre tract, and 3.7178 acres more or less is part of said 3.72 acre tract.

Bearings are bases on a GPS observation on May 5, 2014, 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 June 3, 2014 by James R. Cottrill registration #6858. (Job #S140417-111-2688AC)

James R. Cottrill, PS