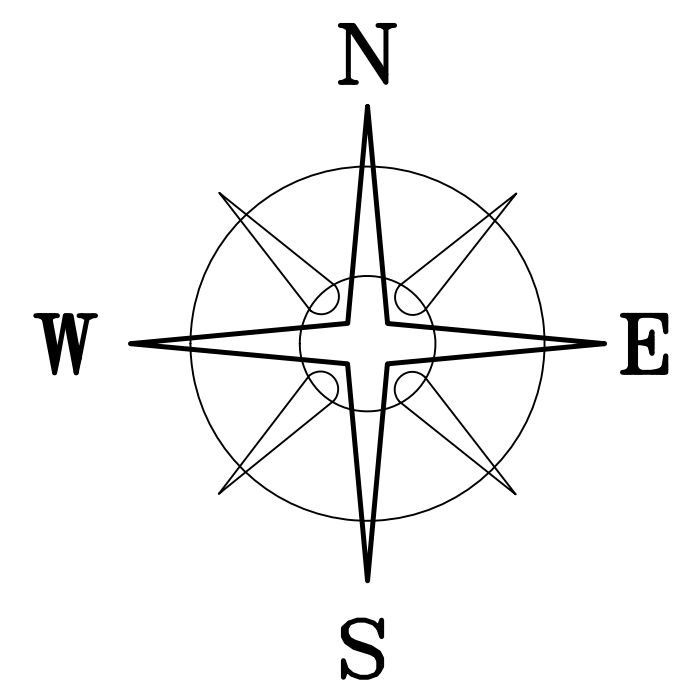


BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/15/08
WGS 1984 GEODETIC NORTH.



STATE ROUTE 323 (60' R/W)

STATE ROUTE 323

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

TWIN OAKS DAIRY LLC
OR 282 P 1280
10.0000 ACRES

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

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

TPOB
N=630475.35'
E=1682366.02'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 12/02/13

DEED REFERENCE

STEPHEN MAURICE
O.R. 37 PG. 825

Ⓐ 27.135 ACRES (ORIGINAL 153.1 ACRES, FIRST TRACT)
PARCEL #27-00063.000

STEPHEN MAURICE & NANCY JO MITCHEM
JT. LIVES
O.R. 295 PG. 548

Ⓑ 20.6265 ACRES
PARCEL #27-00122.000

****NOTE****

4.0000 ACRE TRACT IS TO
BECOME PART OF AND CONTINGENT TO
TWIN OAKS 3.0000 ACRE TRACT

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" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

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

**4.0000± ACRES, VMS 1244,
STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TEUN VERHOEVEN**

DATE DRAWN: 10/14/14	SCALE : 1"= 200' 200' 100' 0 200'	CREW: MW
JOB # S141006		DWN. BY: MW RC
F. B. #		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)

Cottrill Surveying, LLC

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

4.0000 Acre Tract Surveyed for Teun Verhoeven

The following describe 4.0000 acre tract is situated in the state of Ohio, Madison County, Stokes Township, VMS 1244, and being part of a 27.135 (Parcel #27-00063.000) conveyed to Stephen Maurice by Official Record 37 page 825, and 20.6265 (Parcel #27-00122.000) acre tract conveyed to Stephen Maurice and Nancy Jo Mitchem by Official Record 295 page 548, 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 feet right-of-way) at the southwest corner of a 5.0098 acre tract conveyed to Stephen Maurice and Nancy Jo Mitchem Official Record 185 page 2105 and the southeast corner of a 30.685 acre tract conveyed to Donald L Thompson, et al. by Official Record 266 page 1931, said stone bears South 69° 26' 04" East a distance of 406.30 feet from the centerline intersection of said Charleston Chillicothe Road with Bookwalter Road;

Thence, with the line between said 5.0098 and 30.685 acre tracts, North 03° 51' 01" East, passing the southwest corner of said 20.6265 acre tract at 346.77 feet, a total distance of 563.21 feet to an iron pin and cap set previously at the southwest corner of a 10.0000 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 282 page 1280;

Thence, with the south line of said 10.0000 acre tract, South 86° 08' 59" East, passing an iron pin and cap set previously set at the southwest corner of a 3.0000 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 295 page 545 at 247.62 feet, a total distance of 321.57 feet to an iron pin and cap set previously at the southeast corner of said 3.0000 acre tract and **The True Point of Beginning**;

Thence, with the east line of said 3.0000 acre tract, **North 03° 49' 44" East**, passing the west corner common to said 27.135 and 20.6265 acre tracts at 641.37 feet, a total distance of **1768.59 feet** to an iron pin and cap previously set in the south line 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' 41" East** a distance of **98.49 feet** to an iron pin and cap set;

Thence, with a new line across said 27.135 and 20.6265 acre tracts, **South 03° 49' 44" West**, passing the line between said tracts at 1132.16 feet, a total distance of **1772.59 feet** to an iron pin and cap set;

Thence, with a new line across said 20.6265 acre tract, **North 86° 08' 59" West** a distance of **98.41 feet** returning to **The True Point of Beginning** containing **4.0000 Acres** more or less of which 2.5522 acres more or less is part of said 27.135 acre tract and 1.4479 acres more or less is part of said 20.6265 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 October 16, 2014 by James R. Cottrill registration #6858. (Job #S141006-4-0000AC)

James R. Cottrill, PS