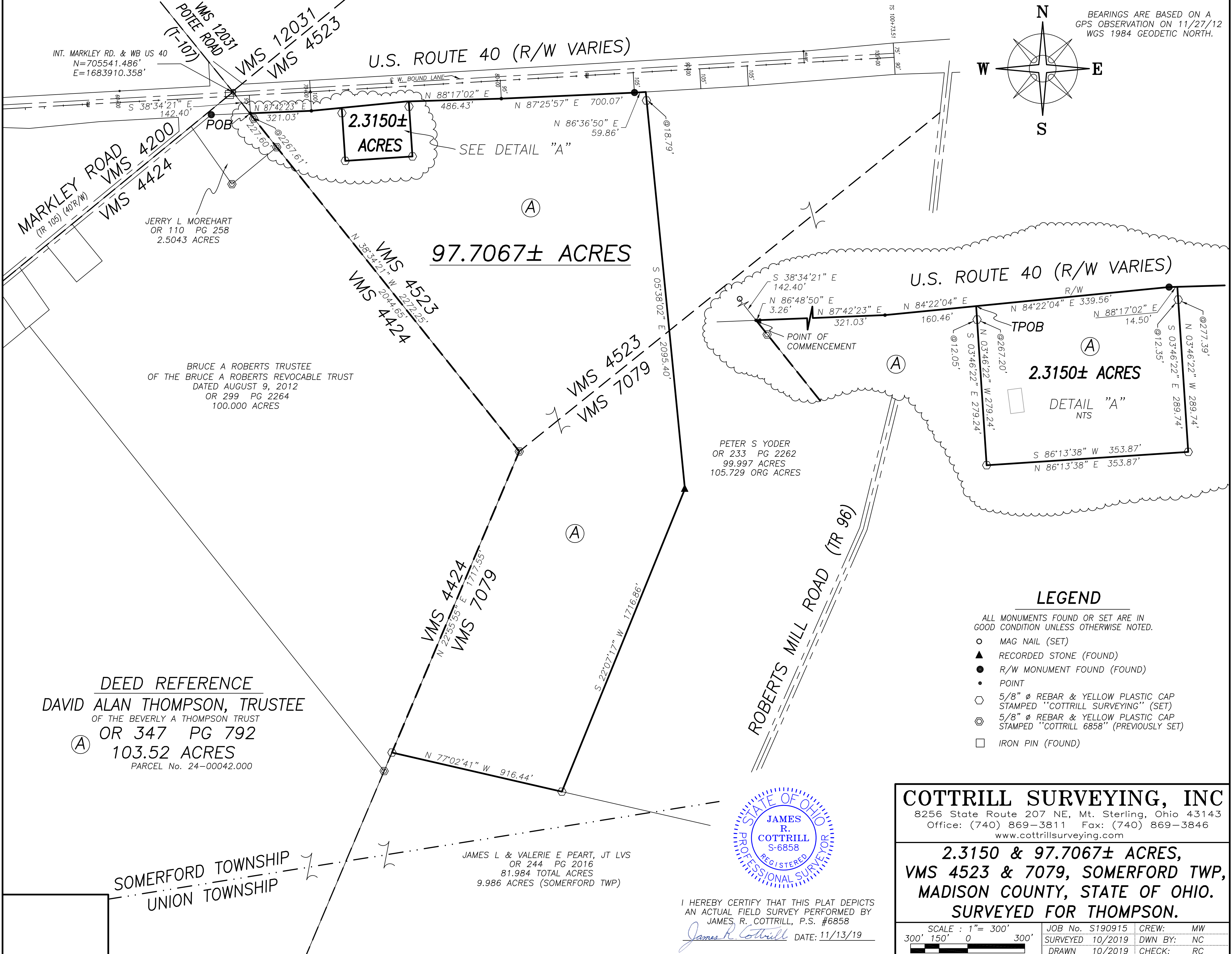
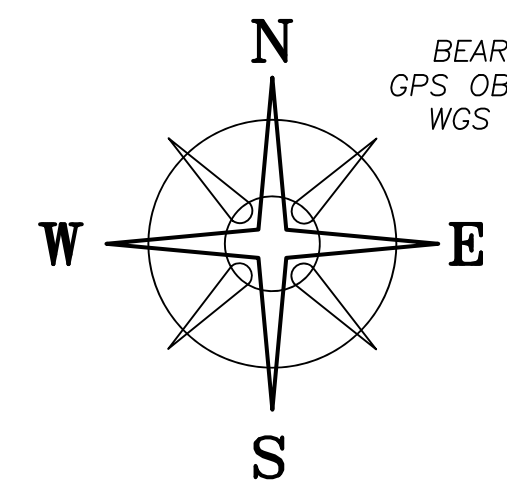


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/27/12 WGS 1984 GEODETIC NORTH.



JERRY L MOREHART
OR 110 PG 258
2.5043 ACRES

BRUCE A ROBERTS TRUSTEE
OF THE BRUCE A ROBERTS REVOCABLE TRUST
DATED AUGUST 9, 2012
OR 299 PG 2264
100.000 ACRES

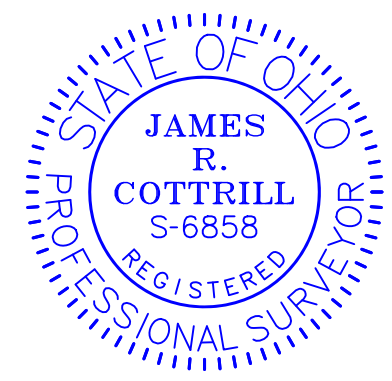
PETER S YODER
OR 233 PG 2262
99.997 ACRES
105.729 ORG ACRES

JAMES L & VALERIE E PEART, JT LVS
OR 244 PG 2016
81.984 TOTAL ACRES
9.986 ACRES (SOMERFORD TWP)

DEED REFERENCE
DAVID ALAN THOMPSON, TRUSTEE
OF THE BEVERLY A THOMPSON TRUST
OR 347 PG 792
103.52 ACRES
PARCEL No. 24-00042.000

SOMERFORD TOWNSHIP
UNION TOWNSHIP

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - MAG NAIL (SET)
 - ▲ RECORDED STONE (FOUND)
 - R/W MONUMENT FOUND (FOUND)
 - POINT
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - IRON PIN (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/13/19

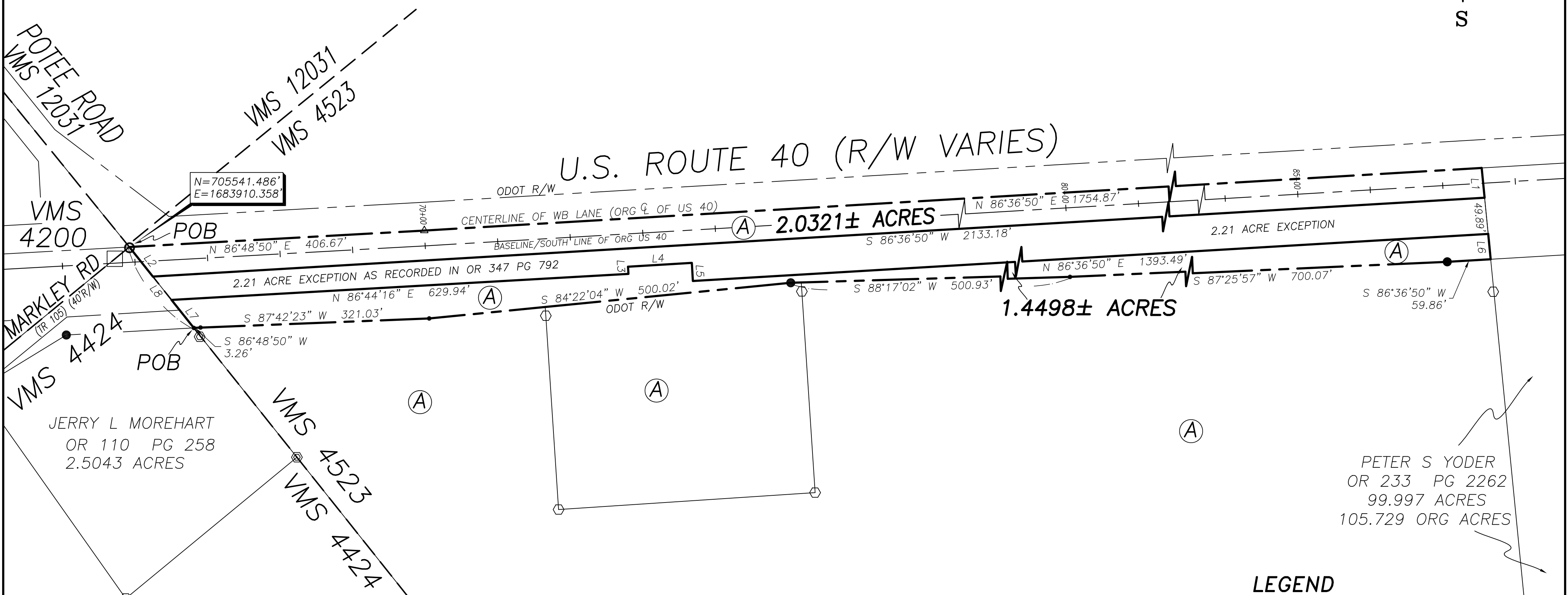
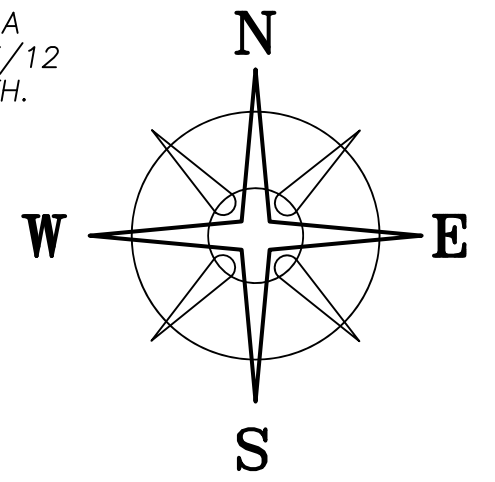
COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**2.3150 & 97.7067± ACRES,
VMS 4523 & 7079, SOMERFORD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THOMPSON.**

SCALE : 1" = 300'	JOB No. S190915	CREW: MW
300' 150' 0 300'	SURVEYED 10/2019	DWN BY: NC
	DRAWN 10/2019	CHECK: RC

DEED REFERENCE
DAVID ALAN THOMPSON, TRUSTEE
 OF THE BEVERLY A THOMPSON TRUST
 OR 347 PG 792
 103.52 ACRES
 PARCEL No. 24-00042.000

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 11/27/12
 WGS 1984 GEODETIC NORTH.



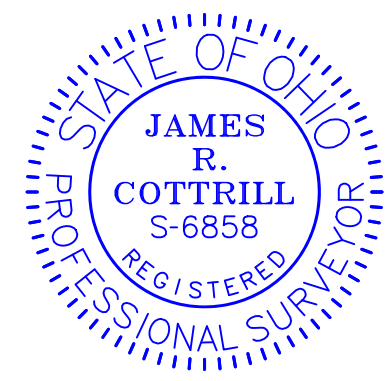
JERRY L MOREHART
 OR 110 PG 258
 2.5043 ACRES

PETER S YODER
 OR 233 PG 2262
 99.997 ACRES
 105.729 ORG ACRES

LINE	BEARING	DISTANCE
L1	S 05°38'02" E	41.13'
L2	N 38°34'21" W	52.02'
L3	N 03°23'10" W	10.00'
L4	N 86°30'51" E	88.00'
L5	S 03°23'10" E	25.00'
L6	S 05°38'02" E	35.18'
L7	N 38°34'21" W	49.22'
L8	S 38°34'21" E	142.40'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ DEFLECTION POINT
 - MAG NAIL (SET)
 - ▲ RECORDED STONE (FOUND)
 - R/W MONUMENT FOUND (FOUND)
 - POINT
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - IRON PIN (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/13/19

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

**2.0321± & 1.4498± ACRES,
 VMS 4523, SOMERFORD TWP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR THOMPSON.**

SCALE : 1" = 100'	JOB No. S190915B	CREW: MW
100' 50' 0 100'	SURVEYED 10/2019	DWN BY: NC
	DRAWN 10/2019	CHECK: RC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.4498 Acre Tract Surveyed for Thompson

The following described 1.4498 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4523, and being part of a 103.52 acre tract (Parcel 24-00042.000) conveyed to David Alan Thompson, Trustee of the Beverly A Thompson Trust by Official Record 347 page 792, and being more particularly described as follows:

Beginning at a point in the South right-of-way line of US Route 40 (right-of-way width varies) at the Northeast corner of a 2.5043 acre tract conveyed to Jerry L Morehart by Official Record 110 page 258, in the Southwest line of said 103.52 acre tract and in the line between VMS 4523 and 4424, said point bears South 38° 34' 21" East a distance of 142.40 feet from a mag nail set at the centerline intersection of US Route 40 and Markley Road (Township Road 105, 40 feet right-of-way) and at the corners to VMS 4523, 4424, 4200 and 12031;

Thence, with the Southwest line of said 103.52 acre tract, **North 38° 34' 21" West** a distance of **49.22 feet** to the Southwest corner of a 2.21 acre exception from said 103.52 acre tract as recorded in Official Record 347 page 792;

Thence, with the South line of said 2.21 acre exception with the following five courses:

- 1) **North 86° 44' 16" East** a distance of **629.94 feet** to a point;
- 2) **North 03° 23' 10" West** a distance of **10.00 feet** to a point;
- 3) **North 86° 30' 51" East** a distance of **88.00 feet** to a point;
- 4) **South 03° 23' 10" East** a distance of **25.00 feet** to a point;
- 5) **North 86° 36' 50" East** a distance of **1393.49 feet** to the East line of said 103.52 acre tract and in the West line of an original 105.729 acre tract (now 99.997 acre tract) conveyed to Peter S Yoder by Official Record 233 page 2262;

Thence, with the East line of said 103.52 acre tract and the West line of said 105.729 acre tract, **South 05° 38' 02" East** a distance of **35.18 feet** to the South right-of-way line of US Route 40 and the Northwest corner of a 99.997 acre tract conveyed to Peter S Yoder by Official Record 233 page 2262;

Thence, the South right-of-way line of US Route 40 with the following five courses:

- 1) **South 86° 36' 50" West** a distance of **59.86 feet** to a right-of-way monument found;
- 2) **South 87° 25' 57" West** a distance of **700.07 feet** to a point;
- 3) **South 88° 17' 02" West** a distance of **500.93 feet** to a right-of-way monument found;
- 4) **South 84° 22' 04" West** a distance of **500.02 feet** to a point;
- 5) **South 87° 42' 23" West** a distance of **321.03 feet** to a point;
- 6) **South 86° 48' 50" West** a distance of **3.26 feet** returning to the **Point of Beginning**, containing **1.4498 Acres** more or less.

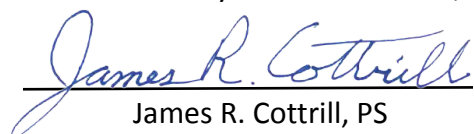
Bearings are based on a GPS observation on November 27, 2012, WGS 1984 Geodetic North.

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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed October of 2019 by James R. Cottrill, PS registration #6858. (Job #S190915-1.4498)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.0321 Acre Tract Surveyed for Thompson

The following described 2.0321 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4523, and being part of a 103.52 acre tract (Parcel 24-00042.000) conveyed to David Alan Thompson, Trustee of the Beverly A Thompson Trust by Official Record 347 page 792, and being more particularly described as follows:

Beginning at a mag nail set at the centerline intersection of US Route 40 (right-of-way width varies) and Markley Road (Township Road 105, 40 feet right-of-way) and at the corners to VMS 4523, 4424, 4200 and 12031, being the original northwest corner of said 103.52 acre tract;

Thence, with the centerline of US Route 40 with the following two courses:

- 1) **North 86° 48' 50" East** a distance of **406.67 feet** to a deflection point at Station 70+00;
- 2) **North 86° 36' 50" East** a distance of **1754.87 feet** to the Northeast corner of said 103.52 acre tract and the Northwest corner of an original 105.729 acre tract (now 99.997 acre tract) conveyed to Peter S Yoder by Official Record 233 page 2262;

Thence, with the East line of said 103.52 acre tract and the West line of said 105.729 acre tract, **South 05° 38' 02" East** a distance of **41.13 feet** to the Northeast corner of a 2.21 acre exception from said 103.52 acre tract as recorded in Official Record 347 page 792;

Thence, with the North line of said 2.21 acre exception, **South 86° 36' 50" West** a distance of **2133.18 feet** to the Southwest line of said 103.52 acre tract and in the line between VMS 4424 and 4523;

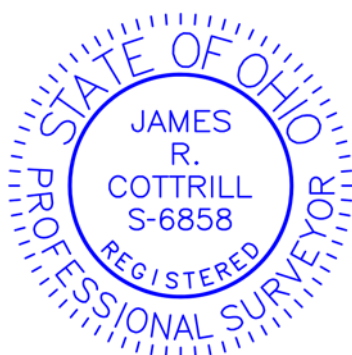
Thence, with the Southwest line of said 103.52 acre tract and said VMS line, **North 38° 34' 21" West** a distance of **52.02 feet** returning to the **Point of Beginning**, containing **2.0321 Acres** more or less.

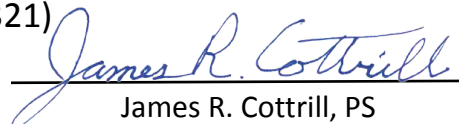
Bearings are based on a GPS observation on November 27, 2012, WGS 1984 Geodetic North.

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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed October of 2019 by James R. Cottrill, PS registration #6858. (Job #S190915-2.0321)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.3150 Acre Tract Surveyed for Thompson

The following described 2.3150 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4523, and being part of a 103.52 acre tract (Parcel 24-00042.000) conveyed to David Alan Thompson, Trustee of the Beverly A Thompson Trust by Official Record 347 page 792, and being more particularly described as follows:

Commencing at a point in the South right-of-way line of US Route 40 (right-of-way width varies) at the Northeast corner of a 2.5043 acre tract conveyed to Jerry L Morehart by Official Record 110 page 258, the Northwest corner of said 103.52 acre tract and in the line between VMS 4523 and 4424, said point bears South 38° 34' 21" East a distance of 142.40 feet from a mag nail set at the centerline intersection of US Route 40 and Markley Road (Township Road 105, 40 feet right-of-way) and at the corners to VMS 4523, 4424, 4200 and 12031;

Thence, with the South right-of-way of US Route 40 with the following three courses

- 1) North 86° 48' 50" East a distance of 3.26 feet to a point;
- 2) North 87° 42' 23" East a distance of 321.03 feet to a point;
- 3) North 84° 22' 04" East a distance of 160.46 feet to a point at the **True Point of Beginning**;

Thence, continuing with the South right-of-way of US Route 40 with the following two courses:

- 1) **North 84° 22' 04" East** a distance of **339.56 feet** to a right-of-way monument found;
- 2) **North 88° 17' 02" East** a distance of **14.50 feet** to a point;

Thence, across said 103.52 acre tract with the following three new courses:

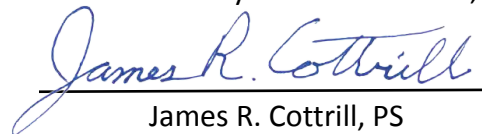
- 1) **South 03° 46' 22" East**, passing an iron pin and cap set at 12.35 feet, a total distance of **289.74 feet** to an iron pin and cap set;
- 2) **South 86° 13' 38" West** a distance of **353.87 feet** to an iron pin and cap set;
- 3) **North 03° 46' 22" West**, passing an iron pin and cap set at 267.20 feet, a total distance of **279.24 feet** returning to the **True Point of Beginning**, containing **2.3150 Acres** more or less.

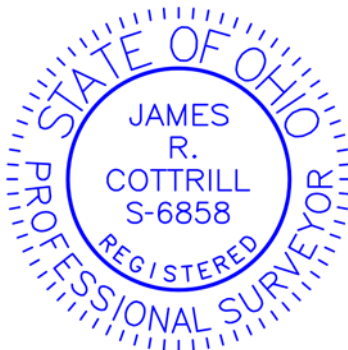
Bearings are based on a GPS observation on November 27, 2012, WGS 1984 Geodetic North.

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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed October of 2019 by James R. Cottrill, PS registration #6858. (Job #S190915-2-3150)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

97.7067 Acre Tract *Surveyed for Thompson*

The following described 97.7067 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4523 and 7079, and being part of a 103.52 acre tract (Parcel 24-00042.000) conveyed to David Alan Thompson, Trustee of the Beverly A Thompson Trust by Official Record 347 page 792, and being more particularly described as follows:

Beginning at a point in the South right-of-way line of US Route 40 (right-of-way width varies) at the Northeast corner of a 2.5043 acre tract conveyed to Jerry L Morehart by Official Record 110 page 258, the Northwest corner of said 103.52 acre tract and in the line between VMS 4523 and 4424, said point bears South 38° 34' 21" East a distance of 142.40 feet from a mag nail set at the centerline intersection of US Route 40 and Markley Road (Township Road 105, 40 feet right-of-way) and at the corners to VMS 4523, 4424, 4200 and 12031;

Thence, with the South right-of-way of US Route 40 with the following three courses:

- 1) **North 86° 48' 50" East** a distance of **3.26 feet** to a point;
- 2) **North 87° 42' 23" East** a distance of **321.03 feet** to a point;
- 3) **North 84° 22' 04" East** a distance of **160.46 feet** to a point;

Thence, across said 103.52 acre tract with the following three new courses:

- 1) **South 03° 46' 22" East**, passing an iron pin and cap set at 12.05 feet, a total distance of 279.24 feet to an iron pin and cap set;
- 2) **North 86° 13' 38" East** a distance of **353.87 feet** to an iron pin and cap set;
- 3) **North 03° 46' 22" West**, passing an iron pin and cap set at 277.39 feet, a total distance of **289.74 feet** to a point in the South right-of-way of US Route 40;

Thence, with the South right-of-way of US Route 40 with the following three courses:

- 1) **North 88° 17' 02" East** a distance of **486.43 feet** to a point;
- 2) **North 87° 25' 57" East** a distance of **700.07 feet** to a right-of-way monument found;
- 3) **North 86° 36' 50" East** a distance of **59.86 feet** to the West line of a 105.729 original acre tract (Northwest corner of a 99.997 acre tract) conveyed to Peter S Yoder by Official Record 233 page 2262;

Thence, with the West line of said 99.997 acre tract with the following two courses:

- 1) **South 05° 38' 02" East**, passing an iron pin and cap set at 18.79 feet, a total distance of **2095.40 feet** to a recorded stone found;
- 2) **South 22° 07' 17" West** a distance of **1716.86 feet** to an iron pin and cap set in the North line of an 81.984 acre tract conveyed to James L and Valerie E Peart, Joint Lives by Official Record 244 page 2016;

Thence, with the North line of said 81.984 acre tract, **North 77° 02' 41" West** a distance of **916.44 feet** to an iron pin and cap set in the East line of a 100.000 acre tract conveyed to Bruce A Roberts Trustee of the Bruce A Roberts Revocable Trust by Official Record 299 page 2264 and in the line between VMS 4424 and 7079;

Thence, with the East line of said 100.000 acre tract and said VMS line, **North 22° 55' 55" East** a distance of **1717.55 feet** to an iron pin and cap previously set at the South corner of VMS 4523;

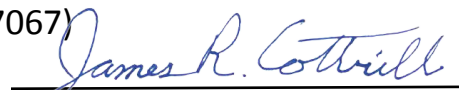
Thence, with the Northeast line of said 100.000 acre tract and the line between VMS 4424 and 4523, **North 38° 34' 21" West**, passing an iron pin and cap previously set at the East corner of said Morehart's 2.5043 acre tract at 2044.65 feet, passing an iron pin and cap previously set at 2267.61 feet, a total distance of **2272.25 feet** returning to the **Point of Beginning**, containing **97.7067 Acres** more or less.

Bearings are based on a GPS observation on November 27, 2012, 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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed October of 2019 by James R. Cottrill, PS registration #6858. (Job #S190915-97-7067)


James R. Cottrill, PS

