

SPRING VALLEY FARMS INC.
D.R. 20 PG. 1019
58,807.3 AC.

GRACE FEYH
D.B. 289 PG. 345
131.97 AC.

VMS 5897
VMS 8863
RICHARD N. & KAREN F.
D.B. 289 PG. 379
104.57 AC.

GLEN & GRACE FEYH
D.B. 289 PG. 739
0.9079 AC.

LARRY D. & KAREN C.
D.B. 196 PG. 495
0.996 AC.

NORTH MAIN STREET
(ST. RT. 56)
(60' R/W)

FORREST AVE. 66'
D.B. 294 PG. 152
2 AC.

LONDON CORP. LINE

PATRICIA CHAMBERLAND
D.B. 294 PG. 152
2 AC.

7.3884 +/- ACRES

16.0304 +/- ACRES
TOTAL ACRES

5.3221 +/- ACRES

JOHN G. & MARILYN ROLFES
D.R. 52 PG. 48
3.96 AC.

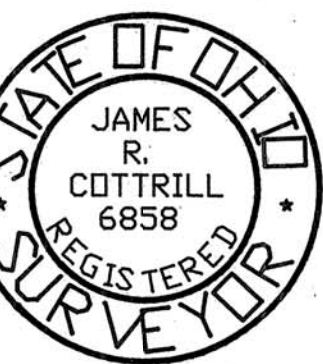
LONDON CORP. LINE

VMS 5670
VMS 8863
1.9994 +/- ACRES
14.0310 +/- ACRES

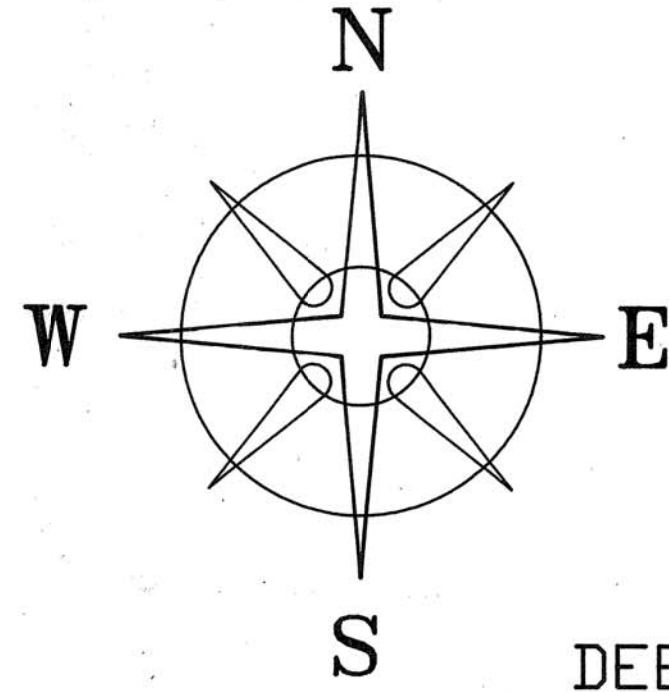
LONDON CORP. LINE

RICHARD J. & JUDITH A. BIDWELL
D.B. 23 PG. 662
0.584 AC.

DUSTIN S. & JILL A. DEYO
D.B. 249 PG. 114
0.835 AC.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 10-21-97



BEARINGS BASED ON THE C. OF ST. RT. 56 (N45°W)
AS DESCRIBED IN D.B. 201 PG. 219.

DEED REFERENCE

- RALPH W. BOOTH
D.B. 201 PG. 219
- 7.25 ACRES (FIRST PARCEL)
- 5.3193 ACRES (SEVENTH PARCEL)
- 3.333 ACRES (EIGHTH PARCEL, TRACT ONE)
- RIGHT-OF-WAY (EIGHTH PARCEL, TRACT TWO)

LEGEND

- ★ IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
- DOUBLE ANGLE IRON FENCE POST
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- SOLID IRON PIN (FOUND)
- △ 8" WOOD FENCE POST
- RAIL ROAD SPIKE
- ⊕ METAL FENCE POST (1" BEAM)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

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

16.0304± ACRES, VMS 5670 & 8863, UNION TOWNSHIP, MADISON COUNTY, OHIO.
SURVEYED FOR JAMES T. TYSON

DATE DRAWN: 10-21-97	SCALE: 1" = 100'	CREW: JJ, MW
JOB # S971012	100' 50' 0 100'	DWN. BY: RC
F. B. # 17		CK. BY:

53-09

Description of 16.0304 acre tract
Surveyed for James T. Tyson

The following described 16.0304 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 8863 and 5670, and being all of a 7.25 acre tract (First Parcel) also all of a 5.3193 acre tract (Seventh Parcel) also being all of a 3.3333 acre tract (Eighth Parcel-Tract One) conveyed to Ralph W. Booth by Deed Book 201 Page 219 and being more particularly described as follows:

Beginning at a point in the centerline of North Main Street (State Route 56) (60 foot right-of-way) said point being the southwest corner of a 0.996 acre tract conveyed to Larry D. and Karen C. Peters by Deed Book 196 Page 495, also being the Northwest corner of Forrest Ave. (66 foot right-of-way) also being corner to said 7.25 acre tract;

Thence, with the North line of Forrest Ave. also being the South line of said Peter's 0.996 acre tract North 50 deg. 10 min. 00 sec. East, passing an iron pin and cap set at 23.80 feet, a total distance of 329.74 feet to a iron pin and cap set at the eastern most corner of said 0.996 acre tract;

Thence, with the Northeast line of said 0.996 acre tract North 45 deg. 00 min. 00 sec. West, passing the Southeast corner of a 0.9079 acre tract conveyed to Glen and Grace Feyh by Deed Book 289 Page 739 at 132.00 feet, also passing the southeast corner of a 1.0457 acre tract conveyed to Richard N. and Karen F. Alkire by Deed Book 289 Page 379 at 243.64 feet a total distance of 396.44 feet to a iron pipe and yellow plastic cap stamped RET 6552 found in the Southeast line of a 1.3197 acre tract conveyed to Grace Feyh by Deed Book 289 page 345;

Thence, with said Southeast line also being the southeast line of a 58.8073 acre tract conveyed to Spring Valley Farms, Inc. by Official Record 20 Page 1019;

North 50 deg. 10 min. 52 sec. East, passing an iron pipe and yellow plastic cap stamped RET 6552 found at the southeast corner common to said 1.3197 and 58.8073 acre tracts at 57.91 feet also passing the Northwest corner common to said 7.25 and 3.3333 acre tracts at 366.30 feet, a total distance of 689.99 feet to a 8 inch diameter wood fence post found at the western most corner of 3.96 acre tract conveyed to John G. and Marilyn Rolfes by Official Record 52 Page 48 said wood fence post also corner to the London Corporation line;

Thence, with the Southwest line of said 3.96 acre tract and said corporation line South 44 deg. 55 min. 16 sec. East a distance of 857.00 feet to a double angle iron fence post found at the northern most corner of a 0.810 acre tract conveyed to G. Luella Bigleow by Deed Book 293 Page 906 Thence, with the Northwest line of said 0.810 acre tract South 50 deg. 01 min. 14 sec. West, passing the northern most corner of 1.04 acre tract conveyed to Phillip B. Detwiller et.al. by Deed Book 223 Page 244 at 90.66 feet, also passing the northern most corner of a 0.656 acre tract conveyed to Gwyneth S. Martin by Deed Book 275 Page 34 at 203.08 feet, a total distance of 322.32 feet to an iron pin and cap set at the Southeast corner common to said 7.25 and 5.3193 acre tracts also being the northern most corner of 1.287 acre tract conveyed to Gwyneth S. Martin by Deed Book 275 Page 34;

Thence, with the Northwest line of said 1.287 acre tract South 49 deg. 27 min. 00 sec. West a distance of 121.30 feet to a T bar found at the northern most corner of a 0.564 acre

tract conveyed to Richard J. and Judith A. Bidwell by
Official Record 23 Page 862;

Thence, with the Northwest line of said 0.564 acre tract
South 49 deg. 45 min. 13 sec. West passing the northern
corner of a 0.299 acre tract conveyed to Dustin S. & Jill A.
Deyo by Deed Book 249 Page 114 at 58.66 feet, also passing
the northern corner of 0.635 acre tract conveyed to Dustin S.
and Jill A. Deyo by Deed Book 289 Page 457 at 122.75 feet, a
total distance of 243.80 feet to a 8 inch diameter wood fence
post found in the East line of a 2 acre tract conveyed to
Patricia Chamberland by Deed Book 294 Page 152;

Thence, with said 2 acre tract the following two courses:

1) North 45 deg. 31 min. 42 sec. West a distance of 134.47
feet to a 8 inch diameter wood fence post

2) South 50 deg. 02 min. 22 sec. West, passing a I beam metal
fence post found at 305.36 feet, a total distance of 329.45
feet to a point in the centerline of said North Main Street;

Thence, with the centerline of said North Main Street North
45 deg. 00 min. 00 sec. West passing the Southwest corner of
Forrest Ave. at 265.07 feet, a total distance of 331.69 feet
returning to the point of beginning containing 16.0304 acres
more or less, of which 1.9994 acres is in V.M.S. 5670 and
14.0310 acres is in V.M.S. 8863, also 7.3884 acres is all of
said 7.25 acre tract, and 3.3199 acres is all of said 3.333
acre tract, and 5.3221 acres is all of said 5.3193 acre tract

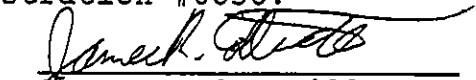
Subject to easement for Forrest Ave. 66 foot wide being the
(Eighth Parcel, Tract Two) as described in Deed Book 201 Page
219.

Bearings are based on the centerline of State Route 56 (North
45 deg. West) as described in Deed Book 201 Page 219.

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 6858".

This description is based on a field survey performed Oct.
21, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858