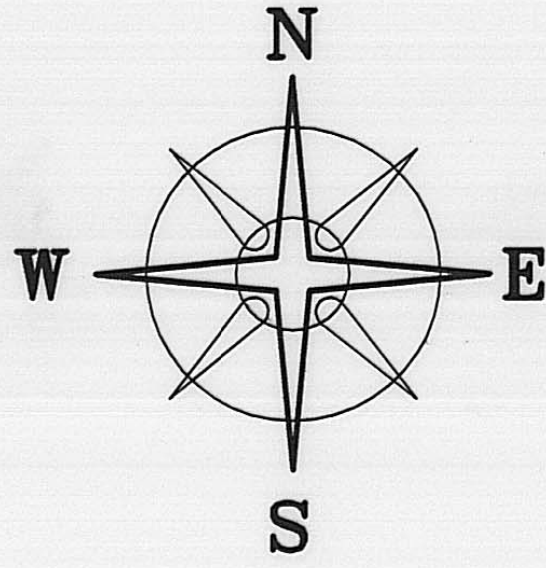


BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 142
(S 02°14' E) AS DESCRIBED IN O.R. 138 PAGE 71



LEGEND

- 1" Ø IRON PIN (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - △ 1/2" Ø IRON PIN IN CONCRETE (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - IRON PIN (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊠ CONCRETE NAIL AND WASHER (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

COLUMBUS & SOUTHERN OHIO ELECTRIC
0.38 AC.

CON-RAIL (RAIL ROAD)

STATE ROUTE 142 (60'R/W)

20.8624± ACRES

DEED REFERENCE
DAVID W. AND AMY M. SPEGAL
O.R. 138 PAGE 71
66.120 ACRES

STATE OF OHIO
DEPARTMENT OF NATURAL RESOURCES
O.R. 134, P. 648
55.000 ACRES

434



JAMES R. COTTRILL P.S.

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

20.8624 ± ACRES
V.M.S. 2678, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVID SPEGAL

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 6/9/04

DATE DRAWN: 5/27/04
JOB #S040513
F. B. #35

SCALE: 1" = 100'
100' 50' 0 100

CREW: MW,RP
DWN. BY: MW
CK. BY: RC

67-04

20.8624 Acre Tract
Surveyed for David Spegal

The following described 20.8624 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2678, and being part of a 66.120 acre tract conveyed to David W. and Amy M. Spegal by official record 138 page 71 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 142 (60 ft. right-of-way), said pin is at the southeast corner of a 0.38 acre tract conveyed to Columbus and Southern Ohio Electric, said pin is also corner to said 66.120 acre tract;

Thence, with the centerline of said State Route 142, South 02° 51 minutes 44 seconds East a distance of 517.38 ft. to a concrete nail and washer set;

Thence, with 2 new line across said 66.120 acre tract the following:

- 1) South 65° 44 minutes 46 seconds West, passing an iron pin and cap set at 30.00 ft., a total distance of 654.04 ft. to iron pinning cap set
- 2) South 56° 28 minutes 11 seconds West a distance of 950.83 ft. to an iron pin and cap set in the east line of a 55.000 acre tract conveyed to the State of Ohio Department of natural resources by official record 134, page 648;

Thence, with said east line, North 29° 18 minutes 10 seconds West a distance of 470.84 ft. to a ¼ inch iron T-bar and cap found at the northeast corner of said 55.000 acre tract, also corner to Conrail;

Thence, with the following three courses of Conrail:

- 1) North 42° 29 minutes 20 seconds East a distance a 126.36 ft. to a 5/8 inch iron pin found
- 2) North 56° 27 minutes 34 seconds East a distance of 1150.60 ft. to a 1 in. iron pipe found
- 3) North 57° 44 minutes 17 seconds East a distance of 496.28 ft. to a 1 in. diameter iron pipe found at the northwest corner of said 0.38 acre tract;

Thence, with said 0.38 acre tract the following 2 courses:

- 1) South 02° 39 minutes 05 seconds East, passing a 5/8 in. diameter iron pin found at 5.03 ft., a total distance of 99.91 ft.
- 2) North 87° 15 minutes 08 seconds East, passing a 5/8 inch iron pins found at 5.17 ft. and again at 95.31 ft., also passing a 1 in. diameter iron pipe found at 100.01 ft., a total distance of 125.00 ft. returning to the point beginning containing 20.8624 acres more or less.

Bearings are based on the centerline of State Route 142 (South 02° 14 minutes East) as described in official record 138 page 71.

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 May 28, 2004 by James R. Cottrill registration #6858. (Job #S040513)




James R. Cottrill, P.S.