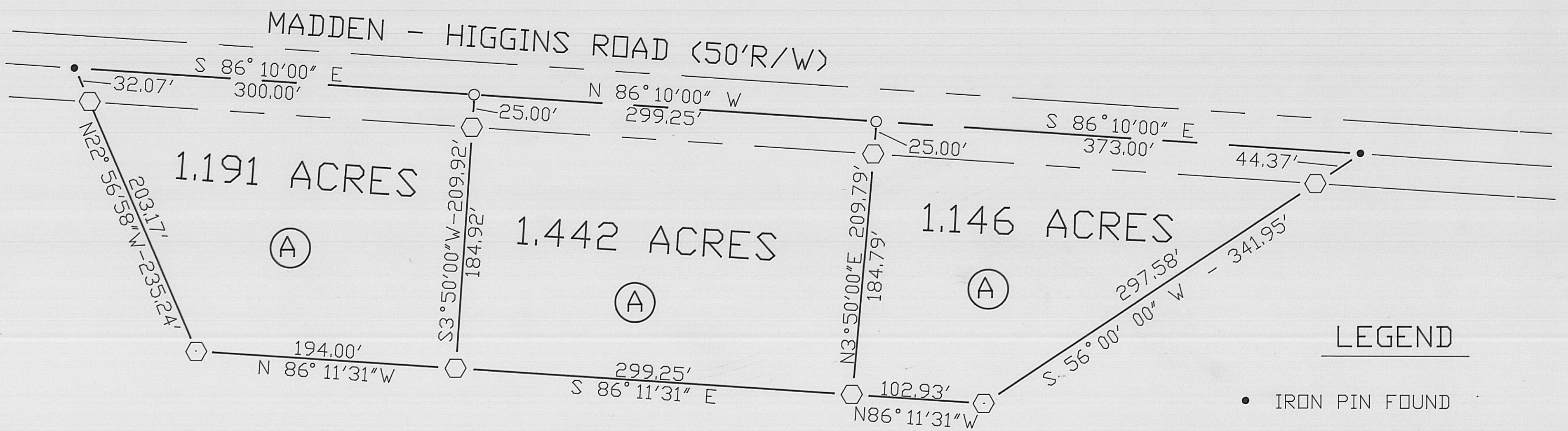


BEARINGS BASED ON THE  $\odot$  OF MADDEN-HIGGINS ROAD (S 86° 10' E) AS DESCRIBED IN D.B. 281 PG. 671.



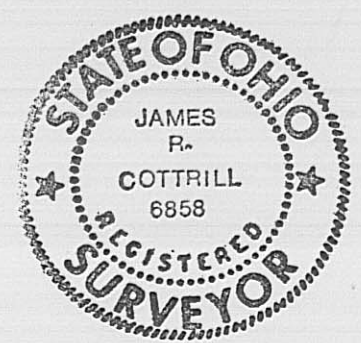
**LEGEND**

- IRON PIN FOUND
- ◻ 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" SET.
- P K NAIL SET

FLOYD WILLIAM MILLER et.al.  
D.B. 213 PG. 446  
150 ACRES

**DEED REFERENCE**

Ⓐ ALLEN & SUE REEVES  
D.B. 281 PG. 671  
3.780 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE 1-13-90

<b>JAMES R. COTTRILL P.S.</b>		
8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH.(614) 869-3811		
PLAT OF		
1.191, 1.442, & 1.146 ACRES, V.M.S. 7945 & 8448, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO.		
DATE: 1-15-90	SCALE: 1"=60' 60' 30' 0 60'	<b>13-90</b>

Description of 1.191 Acre Tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 7945 and 8448, and being part of a 3.780 acre tract conveyed to Allen and Sue Reeves by Deed Book 281 Page 671 and being more particularly described as follows:

Beginning at a 1/2 inch iron pin found in the centerline of Madden-Higgins Road (50 foot right of way) and at the western most corner of said 3.780 acre tract;

Thence, with centerline of said Madden Higgins Road South 86 deg. 10 min. 00 sec. East a distance of 300.00 feet to a Pk nail set in the centerline of Madden Higgins Road;

Thence, with a new line across said 3.780 acre tract South 3 deg. 50 min. 00 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 209.92 feet to an iron pin and cap set in the South line of 3.780 acre tract and in the North line of 150 acre tract conveyed to Floyd William Miller Etal. by Deed Book 213 Page 446;

Thence, with the following two lines between said 3.780 acre tract and said 150 acre tracts:

1) North 86 deg. 11 min. 31 sec. West 194.00 feet to an iron pin and cap set in the Southwest corner of said 3.780 acre tract,

2) North 22 deg. 56 min. 58 sec. West, passing an iron pin and cap set at 203.17 feet a total distance of 235.24 feet to the point of beginning containing 1.191 acres more or less.

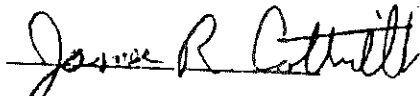
Bearings are based on the centerline of Madden Higgins Road (South 86 deg. 10 min. East) as described in Deed Book 281 Page 671;

All as shown on the plat attached herewith and made a part hereof.

This deed is subject to and with the benefit of all legal highways, easements, conditions, 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 January 13, 1990 by James R. Cottrill registration #6858.



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

Description of 1.442 Acre Tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 7945 and 8448, and being part of a 3.780 acre tract conveyed to Allen and Sue Reeves by Deed Book 281 Page 671 and being more particularly described as follows:

Beginning at a 1/2 inch iron pin found in the centerline of Madden-Higgins Road (50 foot right of way) and at the western most corner of said 3.780 acre tract;

Thence, with centerline of said Madden-Higgins Road South 86 deg. 10 min. 00 sec. East a distance of 300.00 feet to a Pk nail set at the true point of beginning;

Thence, with a new line across said 3.780 acre tract South 3 deg. 50 min. 00 sec. West passing an iron pin and cap set at 25.00 feet, a total distance of 209.92 feet to an iron pin and cap in the South line of said 3.780 acre tract and North line of a 150 acre tract conveyed to Floyd William Miller Etal. by Deed Book 213 Page 446;

Thence, with the North line of said 150 acres South 86 deg. 11 min. 31 sec. East a distance of 299.25 feet to an iron pin and cap set;

Thence, with a new line of said 3.780 acre tract North 3 deg. 50 min. 00 sec. East, passing an iron pin and cap set at 184.79 feet, a total distance of 209.79 feet to a PK nail set in the centerline of Madden-Higgins Road;

Thence, with the centerline of Madden-Higgins Road North 86 deg. 10 min. 00 sec. West a distance of 299.25 feet returning to the true point of beginning containing 1.442 acres more or less.

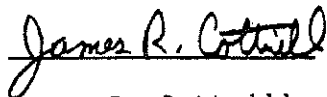
Bearings are based on the centerline of Madden-Higgins Road (South 86 deg. 10 min. East) as described in Deed Book 281 Page 671;

All as shown on the plat attached herewith and made a part hereof.

This deed is subject to and with the benefit of all legal highways, easements, conditions, 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 January 13, 1990 by James R. Cottrill registration #6858.



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

Description of 1.146 Acre Tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 7945 and 8448, and being part of a 3.780 acre tract conveyed to Allen and Sue Reeves by Deed Book 281 Page 671 and being more particularly described as follows:

Beginning at a 1/2 inch iron pin found in the centerline of Madden Higgins Road (50 foot right of way) and at the Northeast corner of ~~the~~ 3.780 acre tract and a Northern corner of 150 acre tract conveyed to Floyd William Miller Etal. by Deed Book 213 Page 446;

Thence, with the following two lines of said 3.780 acre tract and said 150 acre tract:

1) South 56 deg. 00 min. 00 sec. West passing an iron pin and cap set at 44.37 feet a total distance of 341.95 feet to an iron pin and cap set

2) North 86 deg. 11 min. 31 West 102.93 feet to an iron pin and cap set;

Thence, with a new line across said 3.780 acre tract North 3 deg. 50 min. 00 sec. East, passing an iron pin and cap set ~~at~~ 184.79 feet, a total distance of 209.79 feet to a PK nail set in the centerline of Madden Higgins Road;

Thence, with the centerline of Madden Higgins Road South 86 deg. 10 min. 00 sec. East a distance of 373.00 feet returning to the point of beginning containing 1.146 acres more or less.

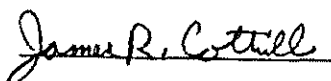
Bearings are based on the centerline of Madden Higgins Road (South 86 deg. 10 min. East) as described in Deed Book 281 Page 671;

All as shown on the plat attached herewith and made a part hereof.

This deed is subject to and with the benefit of all legal highways, easements, conditions, 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 January 13, 1990 by James R. Cottrill registration #6858.



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