

BEARINGS BASED ON THE NE LINE OF DENEN'S 5.845 ACER TRACT (S20°21'50"E) AS DESCRIBED IN D.B. 246 PG. 644 RECORDED IN MADISON COUNTY.

**LEGEND**

- 8"Ø WOOD FENCE POST FOUND
  - T 1 1/2" 'T' IRON FENCE POST FOUND
  - △ DOUBLE ANGLE IRON FENCE POST
  - RAIL ROAD SPIKE
  - PK NAIL SET OVER IRON PIN FOUND
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.  
 VMS LINE SCALED FROM FAYETTE CO. TAX MAP  
 COUNTY LINE EXTENDED FROM THE NORTH LINE OF HANUSIK'S ONE ACRE TRACT



**BLUE ROAD DEED REFERENCE**

- (A) RALPH EUGENE & CARL WILLIAM DENEN D.B. 128 PG. 346 FAYETTE COUNTY 53.03 AC. (TRACT ONE)
- (B) 47.26 AC. (TRACT TWO) (33.51 AC. FAYETTE CO.)
- (C) D.B. 144 PG. 793 FAYETTE COUNTY 5.845 AC. (4.865 AC. FAYETTE COUNTY.)
- (D) D.B. 246 PG. 644 MADISON COUNTY 5.845 AC. (0.980 AC. MADISON COUNTY)
- (E) D.B. 272 PG. 79 47.26 AC. (13.75 AC. MADISON COUNTY)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 8-24-93

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

100.4705 ACRES, VMS 5219, 12460, & 6049, PAINT TOWNSHIP/FAYETTE COUNTY, RANGE TOWNSHIP/MADISON COUNTY, STATE OF OHIO.

DATE DRAWN: 8-24-93	SCALE: 1" = 200'	101-93
JOB #S930812A	200' 100' 0 200'	
F. B. # 6		

Description of 100.4705 Acre Tract

Situated in the State of Ohio, Range Township in Madison County, and Paint Township in Fayette County, V.M.S. 5219, 12460, and 6049, and being all of a 53.03 acre tract (Tract One) and all of a 47.26 acre tract (Tract Two) (33.51 acres in Fayette County) conveyed to Ralph E. and Carl William Denen by Deed Book 128 Page 346 in Fayette County, and Deed Book 272 Page 79 in Madison County also all of a 5.845 acre tract Deed Book 144 Page 793 in Fayette County, and Deed Book 146 Page 644 in Madison County and being more particularly described as follows:

Beginning at a railroad spike set in the centerline intersection of Blue Road (Township Road 114) (40 foot right-of-way) with the centerline of Danville Road (County Road 30) (40 foot right-of-way) said railroad spike is at the Southeast corner of said 53.03 acre tract;

Thence, with centerline of Blue Road the following four courses:

- 1) North 84 deg. 34 min. 44 sec. West a distance of 930.04 feet to a PK nail set over and iron pin found in the line between V.M.S. 5219 and 12460
- 2) North 87 deg. 21 min. 37 sec. West a distance of 879.10 feet to a PK nail set over an iron pin found at the Southwest corner of said 53.03 acre tract and the Southeast corner of said 47.26 acre tract
- 3) North 86 deg. 05 min. 40 sec. West a distance of 308.49 feet to a PK nail set over an iron pin found in the line between V.M.S. 12460 and 6049;
- 4) North 74 deg. 04 min. 28 sec. West a distance of 910.73 feet to the Southeast corner of 32.41 acre tract conveyed to Charles Cook by Deed Book 150 Page 466;

Thence, with the East line of said 32.41 acre tract North 04 deg. 46 min. 32 sec. East passing a 3 inch double angled iron fence post found at 15.74 feet, also passing the Madison/Fayette County line at 1527.60 feet, also passing a 1 1/2 inch iron fence post found at 2116.16 feet, a total distance of 2194.04 feet to a point in the South line of 100 acre tract conveyed to Ferol Lewis by Deed Book 170 Page 282 (Madison County);

Thence, with the South line of said 100 acre tract North 86 deg. 50 min. 58 sec. East passing a 1 1/2 T iron fence post at 20.82 feet a total distance of 45.74 feet to a 8 inch diameter wood fence post found at the Western most corner of 4.602 acre tract conveyed to Jerry M. and Wilma Jean Lewis by Deed Book 221 Page 48 (Madison County);

Thence, with the South line of said 4.602 acre tract South 59 deg. 04 min. 51 sec. East passing the line between V.M.S. 12460 and 6049 and also the Northwest corner of said 5.845 acre tract at 895.68 feet, a total distance of 1024.98 feet to a 8 inch diameter wood fence post found corner to a 52.77 acre tract conveyed to Julie Hidy Miller, Etal. by Deed Book 276 Page 220 (Madison County) and Deed Book 162 Page 843 (Fayette County);

Thence, with the following 5 lines of said 52.77 acre tract:

- 1) South 20 deg. 21 min. 50 sec. East, passing the county line at 232.82 feet a total distance of 530.96 to a 8 inch diameter wood fence post found;
- 2) South 02 deg. 22 min. 15 sec. West a distance of 430.32 feet to a 1 1/2 inch T iron fence post found

3) South 85 deg. 43 min. 58 sec. East a distance of 798.00 feet to a double angle iron fence post found in the line between V.M.S. 5219 and 12460;

4) North 03 deg. 42 min. 12 sec. East a distance of 701.92 feet to a double angle iron fence post found in the Madison/Fayette County line

5) With said County line South 85 deg. 46 min. 53 sec. East a distance of 287.75 feet to a 8 inch wood corner fence post at the Northwest corner of a 1 acre tract conveyed to Joseph W. & Beth Hanusik by Deed Book 153 Page 458 (Fayette County);

Thence, with the following two lines of said 1 acre tract:

1) South 07 deg. 19 min. 17 sec. East a distance of 230.89 feet to the Southwest corner of said 1 acre tract

2) North 82 deg. 13 min. 10 sec. East passing a 8 inch diameter wood fence post found at 1.63 feet and at 186.63 feet, a total distance of 209.06 feet to a point in the centerline of Danville Road (County Road 30) (40 foot right-of-way);

Thence, with the following 4 lines of said Danville Road:

1) South 07 deg. 19 min. 17 sec. East a distance of 191.30 feet to a PK nail set over iron pin found

2) South 11 deg. 50 min. 38 sec. East a distance of 498.95 feet to a PK nail set over and iron pin found

3) South 12 deg. 01 min. 14 sec. East a distance of 733.04 feet to a PK nail set over and iron pin found

4) South 24 deg. 08 min. 10 sec. East a distance of 173.26 feet to the point of beginning containing 100.4705 acres of which 51.936 acres is all that remains of said 53.03 acre tract (Tract One) and 5.8344 acres is all of said 5.845 acre tract and 41.8905 acres is all that remains of 47.26 acre tract (tract two) also 10.2734 acres in Madison County Range Township, and 90.1971 acres is in Fayette County Paint Township.

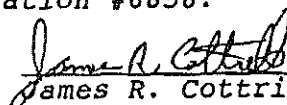
Bearings are based on the Northeast line of Dene's 5.845 acre tract (South 20 deg. 21 min. 50 sec. East) as described in Deed Book 246 Page 644.

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

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 Aug. 24, 1993 by James R. Cottrill registration #6858.

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