

CHARLES O. & JUNE A. REEVES  
 D.B. 287 PG. 404  
 98.32 ACRES



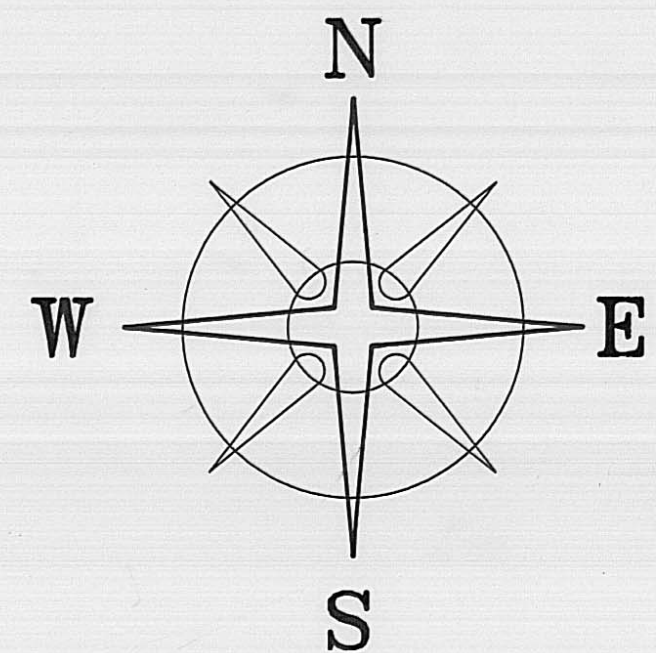
*Closes perfect*

2.8067 ACRES

ST. RT. 38 (60'R/W)

**LEGEND**

- P K NAIL
  - 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



BEARINGS BASED ON THE  $\phi$  OF STATE ROUTE 38 (N 10°20'E) AS DESCRIBED IN D.B. 287 PG. 404.



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

2.8067 ACRES, VMS 8742,  
 UNION TOWNSHIP, MADISON  
 COUNTY, STATE OF OHIO.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 11-4-93

|                        |                 |
|------------------------|-----------------|
| DATE DRAWN:<br>11-4-93 | SCALE: 1" = 40' |
| JOB # S93114           | 40' 20' 0 40'   |
| F. B. # 7              | 114-93          |

Description of 2.8067 acre tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 8742 and being part of a 98.32 acre tract conveyed to Charles O. & June A. Reeves by Deed Book 287 Page 404 and being more particularly described as follows:

Beginning at a Pk nail set in the centerline of State Route 38 (60 foot right-of-way) said PK nail bears South 10 deg. 20 min. 00 sec. West a distance of 244.69 feet from the Northeast corner of said 98.32 acre tract;

Thence, with the centerline of said State Route 38 South 10 deg. 20 min. 00 sec. West a distance of 205.09 feet to a PK nail set in said centerline;

Thence, with the following three new lines across said 98.32 acre tract:

- 1) North 86 deg. 11 min. 00 sec. West passing an iron pin and cap set at 30.20 feet, a total distance of 600.00 feet to an iron pin and cap set
- 2) North 10 deg. 20 min. 00 sec. East, being parallel to the centerline of State Route 38 a distance of 205.09 feet to an iron pin and cap set
- 3) South 86 deg. 11 min. 00 sec. East, passing an iron pin and cap set at 569.80 feet, a total distance of 600.00 feet to the point of beginning containing 2.8067 acres more or less.

With the benefit of a 10 foot gas easement said gas easement is West of and adjoining the West right-of-way line of State Route 38 and extends from the South line of the here-in-above described 2.8067 acre tract Southerly 380 feet along the West line of said State Route 38 to the Southern terminous of said gas easement.

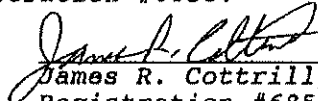
Bearings are based on the centerline of State Route 38 (North 10 deg. 20 min. East) as described in Deed Book 287 Page 404.

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 Nov. 4, 1993 by James R. Cottrill registration #6858.

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