



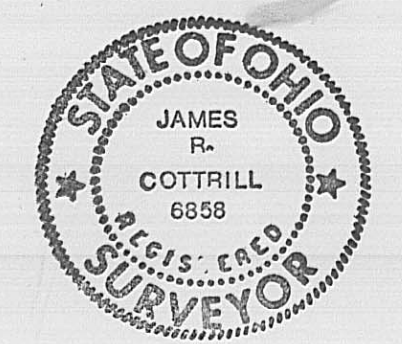
BEARINGS BASED ON THE C. OF S.R. 56 (N48°15'W)  
AS DESCRIBED IN D.B. 274 PG. 663.

LEGEND

- 5/8" DIA. SOLID IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- △ 3/4" I.D. IRON PIPE (FOUND)
- 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

REVISED 1-15-93

I HEREBY CERTIFY THAT THIS PLAT  
DEPICTS AN ACTUAL FIELD SURVEY  
PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE 5-29-91



RUSSEL VINEY  
D.B. 231 PG. 86  
3.000 AC.

RUSSEL VINEY  
D.B. 213 PG. 517  
41.404 AC.

<b>JAMES R. COTTRILL P.S.</b> 8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811		
PLAT OF 0.2121, 3.2086, 2.0215, & 3.0000 ACRES, VMS 8846 & 4511, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO		
DATE: 5-29-91	SCALE: 1" = 100' 100' 50' 0 100'	31-94



### Description of 3.2086 Acre Tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 8846 and being part of a 149.1606 acre tract conveyed to Mary E. Hammond by Deed Book 274 Page 663 and being more particularly described as follows:

Beginning at a railroad spike found at an angle point in the centerline of State Route 56 (60 foot right-of-way) said spike found at the Southeast corner of 2.4970 acre tract conveyed to First Church of God by Deed Book 246 Page 263;

Thence, with the centerline of State Route 56 South 48 deg. 15 min. 00 sec. East a distance of 261.36 feet to a point in said centerline;

Thence, with the following two new lines across said 149.1606 acre tract;

1) South 17 deg. 00 min. 00 sec. West passing an iron pin and cap set at 33.03 feet, a total distance of 323.48 feet to an iron pin and cap set

2) North 52 deg. 24 min 37 sec. West a distance of 470.49 feet to a 3/4 inch iron pipe and yellow plastic cap stamped "RET 6552" found at the Southern most corner of a 1.8440 acre tract conveyed to David Manning by Deed Book 286 Page 596;

Thence, with the Southeast line of said 1.8440 acre tract North 21 deg. 35 min. 15 sec. East passing an iron pin and yellow plastic cap stamped "RET 6552" found at 254.97 feet, a total distance of 283.69 feet to an iron pin and cap set in the Southwest line of said 2.4970 acre tract;

Thence, with said Southwest line South 68 deg. 10 min. 14 sec. East a distance of 140.89 feet to a 3/4 inch inside diameter iron pipe found;

Thence, continuing with the Southwest line of said 2.4970 acre tract South 68 deg. 02 min. 19 sec. East a distance of 40.14 feet to the point of beginning containing 3.2086 acres more or less.

Bearings are based on the centerline of State Route 56 (North 48 deg. 15 min. West) as described in Deed Book 274 Page 663;

With the benefit of a 20 foot drainage easement said drainage easement lies adjacent to and 10 feet on both sides of the following described baseline:

Beginning at a point in the Southwest line of the here-in-above described 3.2086 acre tract said point bears North 52 deg. 24 min. 37 sec. West a distance of 190.00 feet from a iron pin and cap at the Southern most corner of the here-in-above described 3.2086 acre tract;

Thence, South 18 deg. 40 min. West a distance of 767.00 feet to a point in the centerline of Oak Run.

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 Jan. 16, 1993 by James R. Cottrill registration #6858.

### Description of 3.0000 Acre Tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 8846 and 4511, and being part of a 149.1606 acre tract conveyed to Mary E. Hammond by Deed Book 274 Page 663 and being more particularly described as follows:

Beginning at 5/8 inch diameter iron pin found in the centerline of State Route 56 (60 foot right-of-way) said iron pin is at the Northeast corner of said 149.1606 acre tract and the Northwest corner of 3.0000 acre tract of Russell Viney by Deed Book 231 Page 86;

Thence, with the West line of said said 3.0000 acre tract South 16 deg. 40 min. 16 sec. West passing an iron pin and cap set at 30.00 feet a total distance of 307.09 feet to a 5/8 inch diameter iron pin found at the Southwest corner of said 3.0000 acre tract and the Northwest corner of 41.404 acre tract conveyed to Russell Viney by Deed Book 213 Page 517;

Thence, with the following two new lines across said 149.1606 acre tract:

1) North 52 deg. 24 min. 37 sec. West a distance of 483.42 feet to an iron pin and cap set

2) North 17 deg. 00 min. 00 sec. East passing an iron pin and cap set 266.32 feet a total distance of 299.35 feet to a point in the centerline of State Route 56;

Thence, with the following two courses of the centerline of State Route 56:

1) South 48 deg. 15 min. 00 sec. East a distance of 296.28 feet to an angle point in said centerline

2) South 61 deg. 07 min. 10 sec. East a distance of 185.69 feet to the point of beginning containing 3.0000 acres more or less.

Bearings are based on the centerline of State Route 56 (North 48 deg. 15 min. West) as described in Deed Book 274 Page 663.

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 May 29, 1991 by James R. Cottrill Registration #6858

  
James R. Cottrill, P.S.

Description of 2.0215 Acre Tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 8846 and being part of a 149.1606 acre tract conveyed to Mary E. Hammond by Deed Book 274 Page 663 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 foot right-of-way) said point bears South 48 deg. 15 min. 00 sec. East a distance of 261.36 feet from a railroad spike found at an angle point in said centerline and at the Eastern most corner of 2.4970 acre tract conveyed to the First Church of God by Deed Book 246 Page 263;

Thence, with three new lines across said 149.1606 acre tract:

1) South 17 deg. 00 min. 00 sec. West passing an iron pin and cap set at 33.03 feet a total distance of 323.48 feet to an iron pin and cap set

2) South 52 deg. 24 min. 37 sec. East a distance of 302.05 feet to an iron pin and cap set

3) North 17 deg. 00 min. 00 sec. East passing an iron pin and cap set at 266.32 feet a total distance of 299.35 feet to a point in the centerline of State Route 56;

Thence, with the centerline of State Route 56 North 48 deg. 15 min. 00 sec. West a distance of 311.36 feet to the point of beginning containing 2.0125 acres more or less.

With the benefit of a 20 foot drainage easement that is tangent to and 10' on both sides of the following described baseline:

Beginning at a point in the Southwest line of the here-in-above described 2.0215 acre tract said point bears South 52 deg. 24 min. 37 sec. East a distance of 184.05 feet from the Southwest corner of the here-in-above described 2.0215 acre tract;

Thence, South 22 deg. 30 min. West a distance of 621 feet to the center of Oak Run

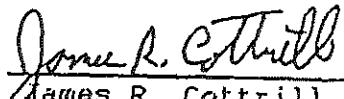
Bearings are based on the centerline of State Route 56 (North 48 deg. 15 min West) as described in Deed Book 274 Page 663.

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 ate 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858."

This description is based on a field survey performed May 29, 1991 by James R. Cottrill Registration #6858.

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

### Description of 0.2121 Acre Tract

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 8846 and being part of a 149.1606 acre tract conveyed to Mary E. Hammond by Deed Book 274 Page 663 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Old Xenia Road (50 foot right-of-way) said spike is the Southwest corner of 2.4970 acre tract conveyed to the First Church of God by Deed Book 246 Page 263;

Thence, with the Southwest line of said 2.4970 acre tract South 68 deg. 10 min. 14 sec. East passing a 3/4 inch inside diameter pipe found at 29.86 feet, a total distance of 315.01 feet to an iron pin and cap set;

Thence, with a new line across said 149.1606 acre tract South 21 deg. 35 min. 15 sec. West a distance of 28.72 feet to a 3/4 inch iron pipe and yellow plastic cap stamped "RET 6552" found at the Eastern most corner of a 1.8440 acre tract conveyed to David Manning by Deed Book 286 Page 596;

Thence, with the Northeast line of said 1.8440 acre tract North 68 deg. 23 min. 41 sec. West, passing a 3/4 inch iron pipe and yellow plastic cap stamped "RET 6552" found at 285.02 feet, a total distance of 315.02 feet to a pony spike found in the centerline of Old Xenia Road at the Northern most corner of said 1.8440 acre tract;

Thence, with the centerline of Old Xenia Road North 21 deg. 36 min. 19 sec. East a distance of 29.95 feet to the point of beginning containing 0.2121 acres more or less.

Bearings are based on the centerline of State Route 56 (North 48 deg. 15 min. West) as described in Deed Book 274 Page 663.

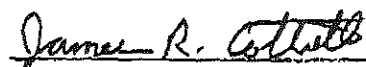
The herein-above described 0.2121 acres is contingent to and to become part of a 1.8440 acre tract conveyed to David Manning by Deed Book 286 Page 596.

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 Jan. 16, 1993 by James R. Cottrill registration #6858.

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