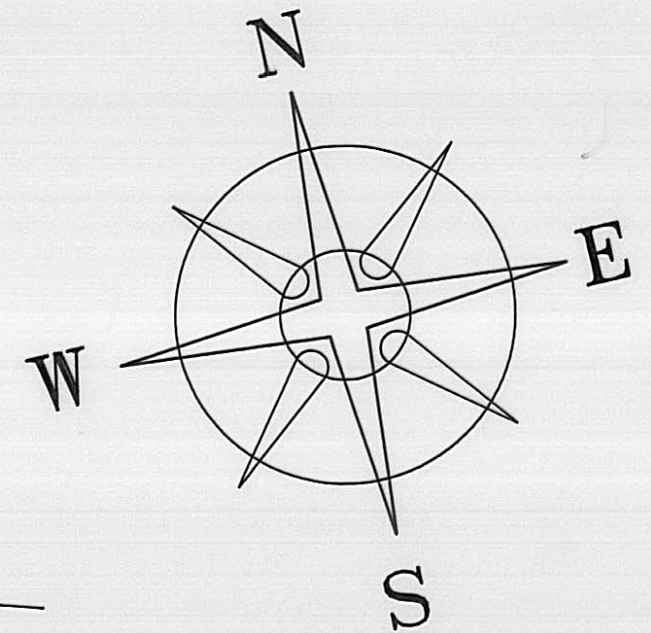


BEARINGS BASED ON THE \angle OF FINLEY-GUY ROAD
(S 70°15'E) AS DESCRIBED IN D.B. 165 PG. 269.



FINLEY-GUY ROAD (50'R/W)

243.21'

S 70°15'00"E - 458.97'

92.22'

@ 35.20'

ELI & WILMA MILLER
D.B. 246 PG. 630
25.486 AC.

S 19°15'00"E - 516.65'

5.001 ACRES

N 70°15'00"W - 581.80'

SIMON J. & LUELLA BEACHY
D.B. 165 PG. 269
47.70 AC.

LEGEND

- P K NAIL
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 3-29-94

JAMES R. COTTRILL P.S.

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

5.001 ACRES, VMS 12275, MONROE
TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.

DATE DRAWN:
3-29-94
JOB # S940315
F. B. # 8

SCALE: 1" = 60'
60' 30' 0 60'

61-94

Situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 12275, being part of a 47.70 acre tract conveyed to Simon J. and Luella Beachy by Deed Book 165, Page 269 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Finley-Guy Road (50 foot right-of-way) said PK nail bears South 70° 15' 00" East a distance of 243.21 feet from the Northwest corner of said 47.70 acre tract and the Northeast corner of 16.056 acre tract conveyed to John and Leona Kramer by Deed Book 241, Page 92;

Thence, with the centerline of said Finley-Guy Road South 70° 15' 00" East a distance of 458.97 feet to a PK nail set in said centerline said PK nail bears North 70° 15' 00" West a distance of 92.22 feet from the Northeast corner of said 47.70 acre tract and the Northwest corner of a 25.486 acre tract conveyed to Eli and Wilma Miller by Deed Book 246, Page 630;

Thence, with the following four new lines across said 47.70 acre tract;

1) South 19° 15' 00" East, passing an iron pin and cap set 35.20 feet, a total distance of 516.65 feet to an iron pin and cap set

2) North 70° 15' 00" West being parallel to the centerline of Finley-Guy Road a distance of 581.80 feet to an iron pin and cap set

3) North 18° 36' 23" West a distance of 196.83 feet to an iron pin and cap set

4) North 1° 46' 41" East passing an iron pin and cap set in the centerline of gravel drive at 231.08 feet a total distance of 259.84 feet to the point of beginning containing 5.001 acres more or less.

Bearings are based on the centerline of Finley-Guy Road (South 70° 15' East) as described in Deed Book 165, Page 269.

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 Mar. 29, 1994 by James R. Cottrill registration #6858.