

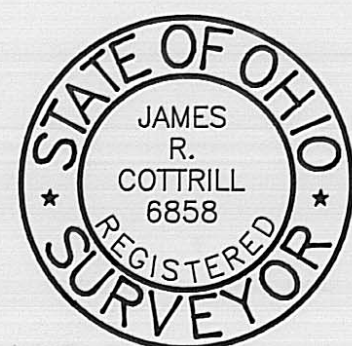
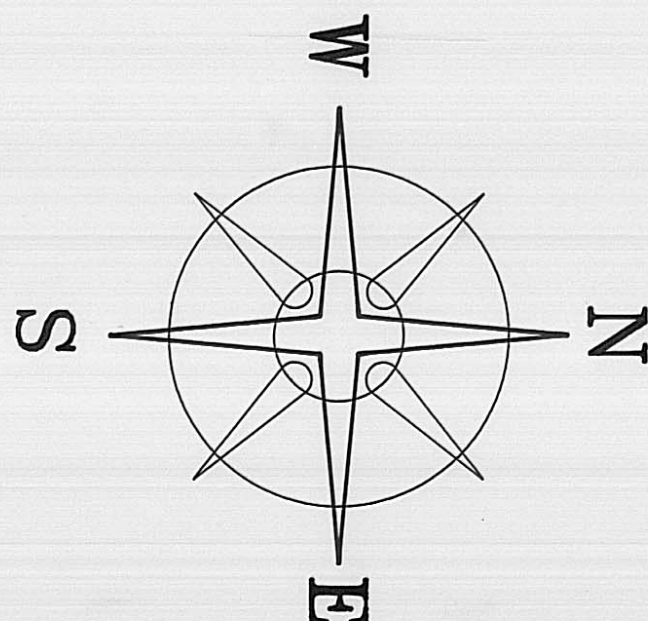
BEULAH GREENE  
D.B. 286 PG. 388  
15,494 AC.  
(FIRST TRACT)

BEULAH GREENE  
D.B. 286 PG. 388  
4,306 ACRES  
(SECOND TRACT)

BEARINGS BASED ON THE C. OF U.S. 42  
(S 67°15'00"W) AS DESCRIBED IN  
D.B. 295 PG. 9.

**DEED REFERENCE**  
  
DAVID E. & JANET J. WEBB  
D.B. 295 PG. 9  
5.952 ACRES  
(5.9617 AC. BY THIS SURVEY)

- LEGEND**
- IRON PIN FOUND
  - 3/4" Ø METAL ELECTRICAL CONDUIT & CAP STAMPED "BAKER S-5539" FOUND
  - △ 10" Ø WOOD FENCE POST LEANS & IS IN BAD PHYSICAL CONDITION
  - RAIL ROAD SPIKE
  - P K NAIL
  - 5/8" Ø 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: 11-10-93

<b>JAMES R. COTTRILL P.S.</b> 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811	
1.5322, 1.3484, & 3.0811 ACRES, VMS 4514, PAINT TOWNSHIP, MADISON COUNTY, OHIO.	
DATE DRAWN: 11-8-93 JOB #S93115 F. B. # 7	SCALE : 1" = 50' 50' 25' 0 50' 
<div style="font-size: 2em; font-weight: bold;">89-94</div>	



Situated in the County of Madison in the State  
of Ohio and in the Township of Paint and bounded and described as  
follows: (3.0811 acre tract)

V.M.S. 4514 and being a part of a 5.952 acres (5.9617 acres by this survey) conveyed to David E. and Janet J. Webb by Deed Book 295 Page 9 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Davis Road (County Road 95) (40 foot right-of-way) said PK nail bears North 2 deg. 24 min. 25 sec. East a distance of 348.48 feet from a PK nail found at the centerline intersection of said Davis Road with the centerline of U.S. Rt. 42:

Thence, with the centerline of Davis Road North 2 deg. 24 min. 25 sec. East a distance of 439.18 feet to a PK nail found at the Southwest corner of a 15.494 acre tract conveyed to Beulah Greene by Deed Book 286 Page 388;

Thence, with the South line of said 15.494 acre tract South 87 deg. 10 min. 50 sec. East, passing a railroad spike found at 17.06 feet, and a 3/4 inch metal electrical conduit and cap stamped Baker S-5539 found at 25.00 feet and at 366.37 feet, a total distance of 366.65 feet to a 10 inch wood fence post found leaning eastward and in poor condition said fence post is at the Northwest corner of a 4.306 acre tract conveyed to Beulah Greene by Deed Book 286 Page 388;

Thence, with the West line of said 4.306 acre tract South 1 deg. 29 min. 57 sec. West a distance of 287.56 feet to an iron pin and cap set;

Thence, with a new line across said 5.952 acre tract South 70 deg. 32 min. 01 sec. West, passing an iron pin and cap set at 189.60 feet, and at 373.05 feet, a total distance of 399.99 feet to the point of beginning containing 3.0811 acres more or less.

Bearings are based on the centerline of U.S. 42 (South 67 deg. 15 min. 00 sec. West) as described in Deed Book 295 Page 9.

Subject to a 20 foot drainage easement said drainage easement being 10 foot on both sides of the following described baseline:

Beginning at an iron pin and cap set in the South line of the here-in-above described 3.0811 acre tract said iron pin and cap bears North 70 deg. 32 min. 01 sec. East a distance of 210.40 feet from a PK nail set in the centerline of Davis Road said PK nail being the Southwest corner of said here-in-above described 3.0811 acre tract;

Thence, with said baseline North 2 deg. 24 min. 25 sec. East a distance of 90.00 feet to a point in the centerline of Nicholson open ditch and also the northern terminous of said 20 foot drainage easement.

All as shown on the plat.

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. 8, 1993 by James R. Cottrill registration #6858.

. Situated in the County of Madison in the State  
of Ohio and in the Township of Paint and bounded and described as  
follows:

V.M.S. 4514, being part of a 5.952 acres (5.9617 acres by this survey) conveyed to David E. and Janet J. Webb by Deed Book 295 Page 9 and being more particularly described as follows:

Beginning at a PK nail found at the centerline intersection of U.S. 42 with the centerline of Davis Road (County Road 95);

Thence, with the centerline of U.S. 42 North 67 deg. 15 min. 00 sec. East a distance of 215.71 feet to a PK nail set in said centerline;

Thence, with the following two new lines across said 5.952 acre tract:

- 1) North 2 deg. 24 min. 25 sec. East, passing an iron pin and cap set at 45.00 feet, a total distance of 335.17 feet to an iron pin and cap set;
- 2) South 70 deg. 32 min. 01 sec. West, passing an iron pin and cap set at 183.46 feet, a total distance of 210.40 feet to a PK nail set in the centerline of Davis Road;

Thence, with the centerline of Davis Road South 2 deg. 24 min. 25 sec. West a distance of 348.48 feet to the point of beginning containing 1.5322 acres.

With the benefit of a 20 foot drainage easement being 10 feet East and West of the following described baseline:

Beginning at an iron pin and cap set at the Northeast corner of the here-in-above described 1.5322 acre tract;

Thence, North 2 deg. 24 min. 25 sec. East a distance of 90.00 feet to a point in the centerline of Nicholson Open Ditch and also the Northern terminous of said easement.

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. 8, 1993 by James R. Cottrill registration #6858.

### Description of 1.3484 acre Tract

Situated in the State of Ohio, Madison County, Paint Township, V.M.S. 4514, being part of a 5.952 acres (5.9617 acres by this survey) conveyed to David E. and Janet J. Webb by Deed Book 295 Page 9 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of U.S. 42 said PK nail bears North 67 deg. 15 min. 00 sec. East a distance of 215.71 feet from a PK nail found at the centerline intersection of U.S. 42 with the centerline of Davis Road (County Road 95) said PK nail also bears South 67 deg. 15 min. 00 sec. West a distance of 20.00 feet from an iron pin found at the centerline intersection of U.S. 42 with the centerline of Neil East Road (Township Road 93);

Thence, with the following two new lines across said 5.952 acre tract:

1) North 2 deg. 24 min. 25 sec. East, passing an iron pin and cap set at 45.00 feet a total distance of 335.17 feet to an iron pin and cap set

2) North 70 deg. 32 min. 01 sec. East a distance of 189.60 feet to an iron pin and cap set in the West line of a 4.306 acre tract conveyed to Beulah Greene by Deed Book 206 Page 300;

Thence, with said West line South 1 deg. 29 min. 57 sec. West, passing a 10 inch diameter wood fence post leaning North in poor condition at 273.82 feet, and also passing an iron pin and cap set at 275.82 feet, a total distance of 320.82 feet to a PK nail found in the centerline of U.S. 42;

Thence, with the centerline of U.S. 42 South 67 deg. 15 min. 00 sec. West, passing an iron pin found at the centerline intersection of U.S. 42 and Neil East Road at 180.00 feet, a total distance of 200.00 feet to the point of beginning containing 1.3484 acres more or less.

With the benefit of a 20 foot drainage easement said drainage easement is 10 feet East and West of the following described baseline:

Beginning at an iron pin and cap set at the Northwest corner of the hereinafore described 1.3484 acre tract

Thence, North 2 deg. 24 min. 25 sec. East, a distance of 90.00 feet to a point in the centerline of Nicholson open ditch and the northern terminus of said 20 foot drainage easement.

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. 8, 1993 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.