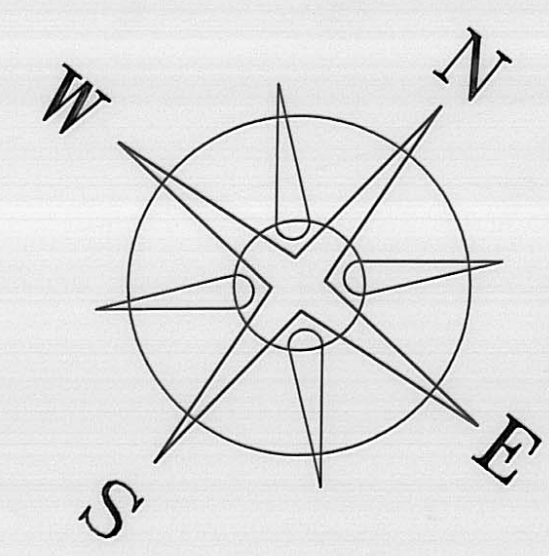
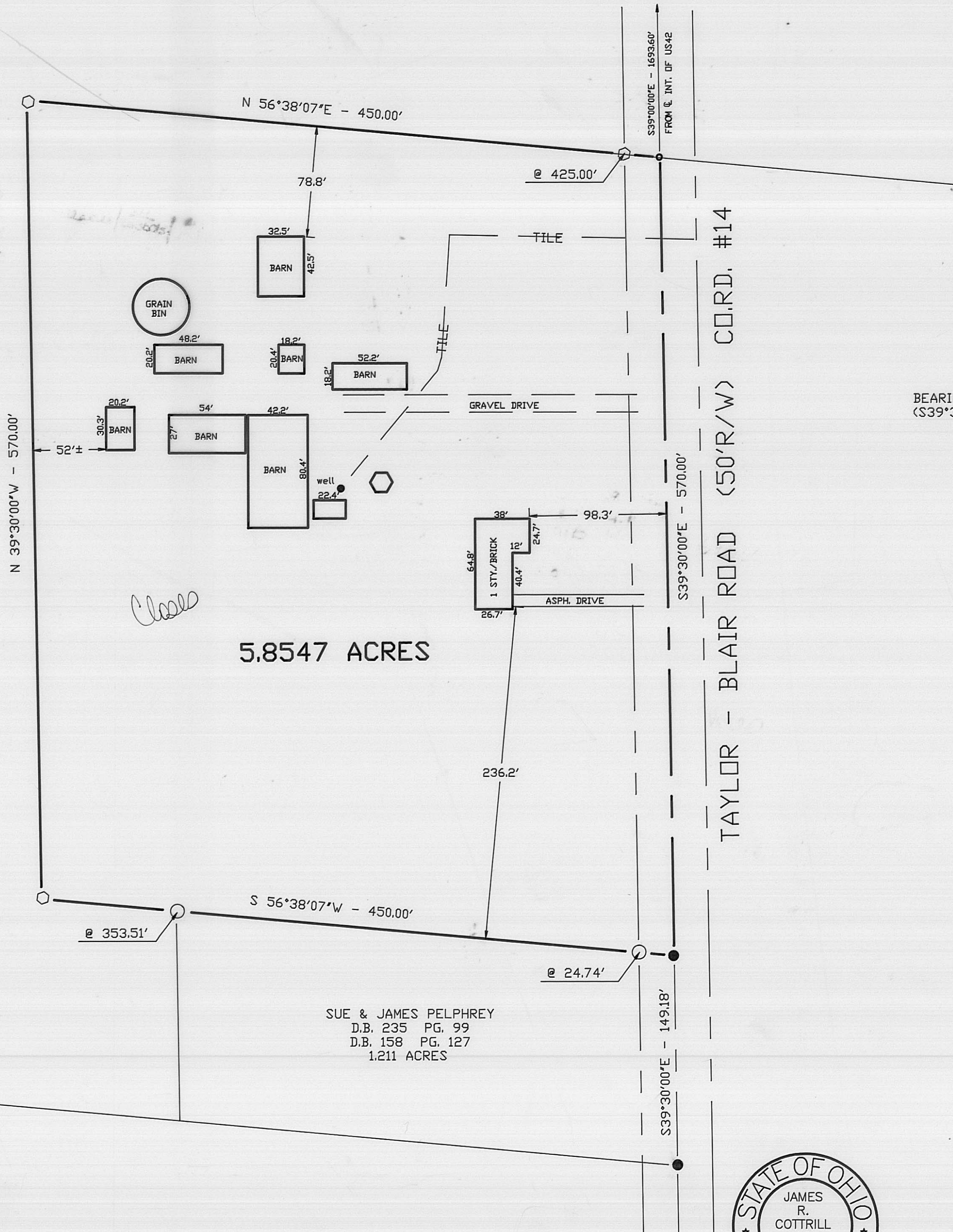


DONALD M. BRADLEY
ESTATE
D.B. 281 PG. 747
96.56 ACRES



BEARINGS BASED ON THE C OF TAYLOR-BLAIR ROAD
(S39°30'E) AS DESCRIBED IN D.B. 281 PG. 747.

Close

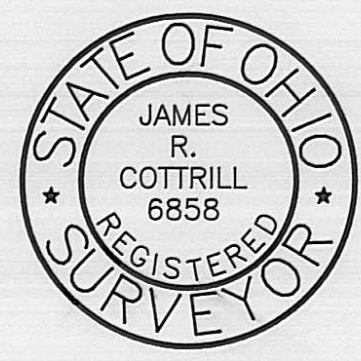
5.8547 ACRES

SUE & JAMES PELPHREY
D.B. 235 PG. 99
D.B. 158 PG. 127
1.211 ACRES

LEGEND

- 1/2" IRON PIPE (FOUND)
- 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: 2-8-95

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

5.8547 ACRES, VMS 6000,
JEFFERSON TOWNSHIP, MADISON
COUNTY, STATE OF OHIO,
SURVEYED FOR FRANK ZOLLINGER

DATE DRAWN:
2-8-95
JOB #S950205
F. B. # 10

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

26-95

The following described 5.8547 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 6000, being part of a 96.56 acre tract conveyed to Donald M. Bradley (Estate) by Deed Book 281 Page 747 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Taylor-Blair Road (50 foot right-of-way) (County Road 14) said railroad spike is at the northern most corner of a 1.211 acre tract conveyed to Sue and James Pelphrey by Deed Book 235 Page 99 and 158 Page 127 said spike bears South 39 deg. 00 min. 00 sec. East a distance of 2263.60 feet from the centerline intersection of said Taylor-Blair Road with the centerline of U.S. 42;

Thence, partially with the North line of said 1.211 acre tract South 56 deg. 38 min. 07 sec. West, passing a 1/2 inch iron pipe found at 24.74 feet, and also passing a 1/2 inch iron pipe at 353.51 feet, found at the western most corner of said 1.211 acre tract a total distance of 450.00 feet to an iron pin and cap set;

Thence, with the following two new lines across said 96.56 acre tract:

1) North 39 deg. 30 min. 00 sec. West being parallel to the centerline of Taylor-Blair Road a distance of 570.00 feet to an iron pin and cap set

2) North 56 deg. 38 min. 07 sec. East, passing an iron pin and cap set at 425.00 feet, a total distance of 450.00 feet to a PK nail set in the centerline of Taylor-Blair Road;

Thence, with said centerline South 39 deg. 30 min. 00 sec. East a distance of 570.00 feet returning to the point of beginning containing 5.8547 acres more or less.

Bearings are based on the centerline of Taylor-Blair Road (South 39 deg. 30 min. East) as described in Deed Book 281 Page 747.

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 Feb. 8, 1995 by James R. Cottrill registration #6858.