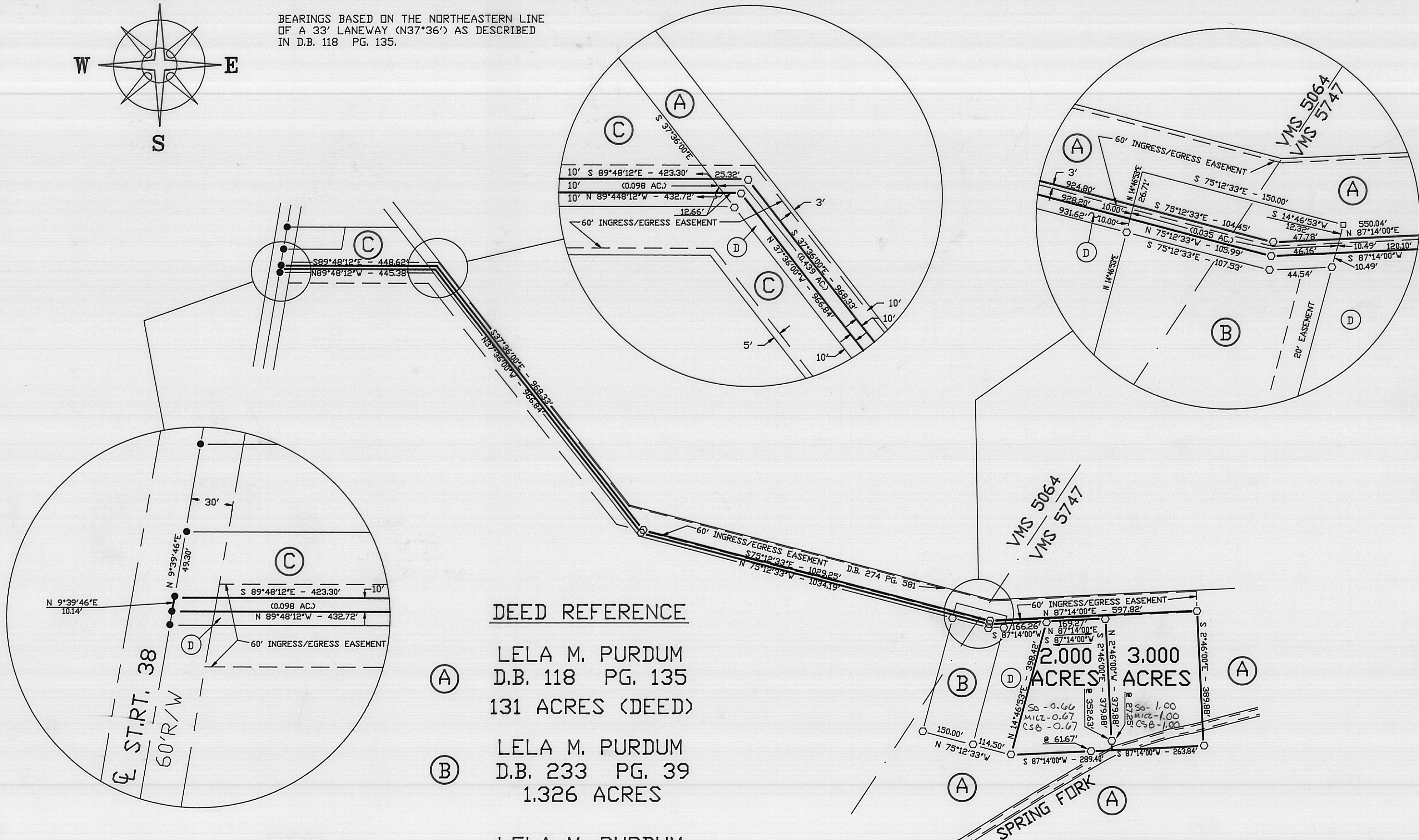


BEARINGS BASED ON THE NORTHEASTERN LINE OF A 33' LANEWAY (N37°36') AS DESCRIBED IN D.B. 118 PG. 135.



**DEED REFERENCE**

- (A) LELA M. PURDUM  
D.B. 118 PG. 135  
131 ACRES (DEED)
- (B) LELA M. PURDUM  
D.B. 233 PG. 39  
1.326 ACRES
- (C) LELA M. PURDUM  
D.B. 273 PG. 328  
1.757 ACRES
- (D) IRENE PURDUM BERNIER  
D.B. 274 PG. 753  
1.572 ACRES

**LEGEND**

- 1" SOLID IRON PIN FOUND
  - RAIL ROAD SPIKE (PREVIOUSLY SET)
  - △ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

THE 2,000 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO BERNIER'S 1,572 ACRE TRACT.  
2.446 AC. IN VMS 5747  
0.554 AC. VMS 5064  
3.000 AC. TOTAL



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 3-30-95

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

**3.000 & 2.000 ACRES, VMS 5064 & 5747, MONROE TOWNSHIP, MADISON COUNTY, OHIO.**  
SURVEYED FOR DOROTHY LEHMAN

DATE DRAWN: 3-29-95	SCALE: 1" = 200'
JOB #S950316	200' 100' 0 200'
F. B. # FILE	42-95

The following described 3.000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 5064 and 5747, and being part of the original 131 acres conveyed to Lela M. Purdum by Deed Book 118 Page 135, also being part of a 1.326 acre tract conveyed to Lela M. Purdum by Deed Book 233 Page 39 and also being part of a 1.757 acre tract conveyed to Lela M. Purdum by Deed book 273 Page 328 and being more particularly described as follows:

Beginning at a railroad spike previously set in the centerline of State Route 38 (60 foot right-of-way) said spike being at the Northwest corner of a 1.572 acre tract conveyed to Irene Purdum Bernier by Deed Book 274 Page 753;

Thence, with the centerline of State Route 38 North 9 deg. 39 min. 46 sec. East a distance of 10.14 feet to a railroad spike previously set;

Thence, with a new line across said 1.757 acre and 131 acre tracts South 89 deg. 48 min. 12 sec. East, passing the line between said 131 and 1.757 acres at 423.30 feet, a total distance of 448.62 feet to an iron pin and cap set;

Thence, across said 131 acre tract with a new line South 37 deg. 36 min. 00 sec. East a distance of 968.33 feet to an iron pin and cap set

Thence, with a new line across said 131 and 1.326 acre tract the following two courses:

1) South 75 deg. 12 min. 33 sec. East, passing the West line of said 1.326 acre tract at 924.80 feet, a total distance of 1029.25 feet to an iron pin and cap set

2) North 87 deg. 14 min. 00 sec. East, passing the East line of said 1.326 acre tract at 47.78 feet, a total distance of 597.82 feet to an iron pin and cap previously set;

Thence, with the following 4 new lines across said 131 acre tract:

1) South 2 deg. 46 min. 00 sec. East a distance of 389.88 feet to an iron pin and cap set on the South side of Springfork

2) South 87 deg. 14 min. 00 sec. West a distance of 263.84 feet to a point in Springfork

3) North 2 deg. 46 min. 00 sec. West, passing an iron pin and cap set on the North bank of Springfork at 27.25 feet, a total distance of 379.88 feet to an iron pin and cap set

4) South 87 deg. 14 min. 00 sec. West a distance of 169.27 feet to an iron pin and cap previously set at the Northeast corner of said Bernier's 1.572 acre tract;

Thence, with the North line of said 1.572 acre tract the following four courses:

- 1) South 87 deg. 14 min. 00 sec. West a distance of 166.26 feet to an iron pin and cap
- 2) North 75 deg. 12 min. 33 sec. West a distance of 1034.19 feet to an iron pin and cap set
- 3) North 37 deg. 36 min. 00 sec. West a distance of 966.84 feet to an iron pin and cap set
- 4) North 89 deg. 48 min. 12 sec. West a distance of 445.38 feet returning to the point of beginning containing 3.0000 acres more or less, of which 2.446 acres is in VMS 5747 and 0.554 acres is in VMS 5064, and 0.098 acres is from said 1.757 acre tract, 0.035 acres from said 1.326 acre tract and 2.867 acres is from said 131 acre tract.

Bearings are based on the Northeast line of a 33 foot laneway (North 37 deg. 36 min.) as described in Deed Book 118 Page 135.

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, 1995 by James R. Cottrill registration #6858.

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 5747, and being part of a 131 acre tract (original acres) conveyed to Lela M. Purdum by Deed Book 118 Page 135 and being more particularly described as follows:

Beginning at an iron pin and cap previously set at the Northeast corner of a 1.572 acre tract conveyed to Irene Purdum Bernier by Deed Book 274 Page 753;

Thence, with the following three new lines across said 131 acre tract:

- 1) North 87 deg. 14 min. 00 sec. East a distance of 169.27 feet to an iron pin and cap set
- 2) South 2 deg. 46 min. 00 sec. East passing an iron pin and cap set on the North bank of Springfork at 352.63 feet, a total difference of 379.88 feet to a point in Springfork;
- 3) South 87 deg. 14 min. 00 sec. west passing an iron pin and cap set on the North bank of Springfork at 61.67 feet, a total distance of 289.40 feet to an iron pin and cap previously set at the Southeast corner of said 1.572 acre tract;

Thence, with the East line of said 1.572 acre tract North 14 deg. 46 min. 53 sec. East a distance of 398.42 feet to the point of beginning containing 2.0000 acres more or less.

Bearings are based on the Northeastern line of a 33 foot laneway (North 37 deg. 36 min.) as described in Deed Book 118 Page 135.

The above described 2.0000 acres is contingent to and to become a part of Bernier's 1.572 acre tract.

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, 1995 by James R. Cottrill registration #6858.