

BEARINGS BASED ON THE C OF YANKEETOWN-CHENDWETH ROAD (S 43°45'E) AS DESCRIBED IN D.B. 271 PG. 469.

E. & M. LTD.
D.B. 271 PG. 469
90.4529 AC. (FIRST TRACT)

DONE

DAINIEL J. & CHERYL L. DWYER
D.B. 285 PG. 257
0.9591 AC.

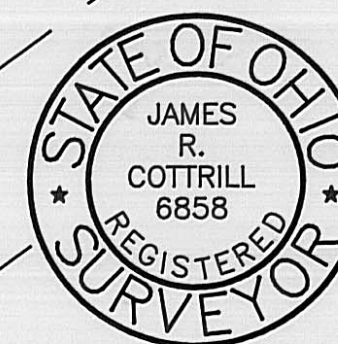
THE BELOW 0.3280 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO DWYER'S 0.9591 ACRE TRACT.

0.3280 ACRES



LEGEND

- MAGNETIC NAIL SET
- RAILROAD SPIKE FOUND
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



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

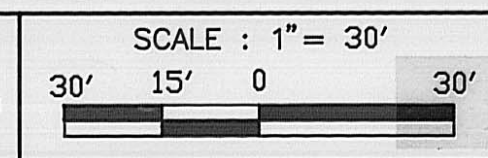
James R. Cottrill DATE: 1-25-96

JAMES R. COTTRILL P.S.

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

0.3280 ACRES, VMS 7945/8448,
UNION TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR DANNY DWYER

DATE DRAWN:
1-25-96
JOB # S960108
F. B. # 12



The following described 0.3280 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 7945-8448, and part of a 90.4529 acre tract (first tract) conveyed to E. & M. Ltd. by Deed Book 271 Page 469 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Yankeetown-Chenoweth Road (50 foot right-of-way) said mag nail bears North 43 deg. 45 min. 00 sec. West a distance of 100.40 feet from a railroad spike and North 37 deg. 48 min. 01 sec. West a distance of 796.31 feet from a railroad spike found at the centerline intersection of said Yankeetown-Chenoweth Road with Madden-Higgins Road;

Thence, with the centerline of Yankeetown-Chenoweth Road North 43 deg. 45 min. 00 sec. West a distance of 92.00 feet to the southern most corner of a 0.9591 acre tract conveyed to Daniel J. and Cheryl L. Dwyer by Deed Book 285 Page 257;

Thence with the Southeast line of said 0.9591 acre tract North 54 deg. 38 min. 49 sec. East, passing an iron pin and cap previously set at 30.69 feet, a total distance of 159.29 feet to an iron pin and cap previously set corner to said 0.9591 acre tract;

Thence, across said 90.4529 acre tract the following two courses:

- 1) South 40 deg. 54 min. 41 sec. East a distance of 91.44 feet to an iron pin and cap set
- 2) South 54 deg. 38 min. 49 sec. West, passing an iron pin and cap set at 124.02 feet, a total distance of 154.71 feet to the point of beginning containing 0.3280 acres more or less.

The here-in-above described 0.3280 acre tract is to become part of and contingent to Dwyer's 0.9591 acre tract.

Bearings are based on the centerline of Yankeetown-Chenoweth Road (South 43 deg. 45 min. East) as described in Deed Book 271 Page 469.

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. 25 1996 by James R. Cottrill registration #6858.

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