

Description of 1.8023 acre tract
Surveyed for Jim Hunt

The following described 1.8023 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 12142 and 12153, and being part of 17.383 acre tract conveyed to James E. Hunt by Deed Book 296 Page 706 and being more particularly described as follows:

Beginning at iron pin found in the centerline of Old U.S. 42 (West Street) said iron pin being at the Northwest corner of said 17.383 acre tract and also being at the intersection of said centerline of Old U.S. 42 with the South line extended of South Street (vacated 6-16-95 not recorded to date)

Thence, with the South line of South Street and the North line of said 17.383 acre tract North 86 deg. 49 min. 13 sec. East, passing a 3/4 inch iron T bar and cap at 32.04 feet, also passing an iron pin and cap set at 268.50 feet, also passing an iron pin and cap previously set at the Northwest corner of a 0.57 acre tract (old railroad) conveyed to Harold C. Jr. Oxley by Deed Book 296 Page 241 at 334.17 feet, a total distance of 417.77 feet to an iron pin and cap previously set in said line at the Northeast corner of said 0.57 acre tract, said iron pin and cap also being the true point of beginning of said 1.8023 acre tract;

Thence, continuing with the North line of said 17.383 acre tract and the South line of South Street North 86 deg. 49 min. 13 sec. East passing a 3/4 inch iron pipe found 0.53 feet left of line at 80.03 feet a total distance of 286.23 feet to an iron pin and cap set in said line;

Thence, across said 17.383 acre tract the following three new courses:

- 1) South 03 deg. 10 min. 47 sec. East being perpendicular to the South line of South Street a distance of 200.00 feet to an iron pin and cap set
- 2) South 86 deg. 49 min. 13 sec. West being parallel to the South line of South Street a distance of 435.50 feet to an iron pin and cap set
- 3) North 03 deg. 10 min. 47 sec. West being perpendicular to the South line of South Street a distance of 80.71 feet to a point in the Southeast line of said Oxley 0.57 acre tract;

Thence, with said Southeast line with a curve to the right radius 1878.55 feet arc length 191.17 feet chord bears North 48 deg. 11 min. 20 sec. East chord length 191.08 feet returning to the true point of beginning containing 1.8023 acres more or less.

Bearings are based on the Northwest line of new U.S. 42 (North 53 deg. 38 min. 46 sec. East) as described in Deed Book 269 Page 246.

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 July 28, 1997 by James R. Cottrill registration #6858.

James R. Cottrill

Description of 0.0395 acre tract
Surveyed for Jim Hunt

The following described 0.0395 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 12142 and 12153, and being part of a 17.383 acre tract conveyed to James E. Hunt by Deed Book 296 Page 706 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Old U.S. 42 (West Street) said iron pin is at the Northwest corner of said 17.383 acre tract and in the South line of South Street extended to said centerline;

Thence, with the South line of South Street (vacated 6-26-95 not recorded to date) North 86 deg. 49 min. 13 sec. East passing a 3/4 inch iron T bar and cap found at the 32.04 feet, a total distance of 268.50 feet to an iron pin and cap set in said line at the true point of beginning;

Thence, continuing with with the South line of South Street North 86 deg. 49 min. 13 sec. East a distance of 65.67 feet to an iron pin and cap set in the Northwest line of old railroad now abandoned and being a 0.57 acre tract conveyed to Harold C. Jr. Oxley by Deed Book 296 Page 241;

Thence, with said Northwest line with a curve to the left radius 1928.55 feet, arc length 84.49 feet and chord bears South 47 deg. 49 min. 55 sec. West a chord length of 84.48 feet to a point in said line;

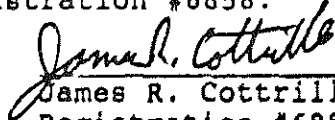
Thence, across said 17.383 acre tract North 03 deg. 10 min. 47 sec. West a distance of 53.15 feet returning to the true point of beginning containing 0.0395 acres more or less.

Bearings are based on the Northwest line of the new U.S. 42 (North 53 deg. 38 min. 46 sec. East) as described in Deed Book 269 Page 246.

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 July 28, 1997 by James R. Cottrill registration #6858.


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