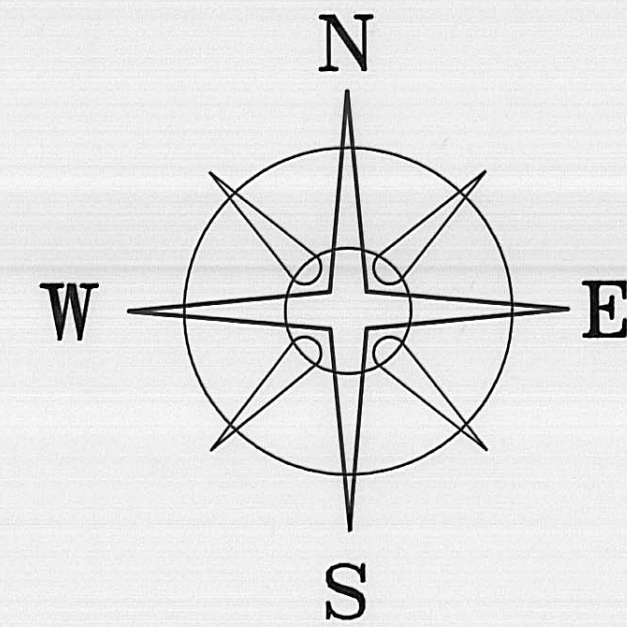


LINE#	BEARING	DISTANCE
L1	N 25°15'45" E	60.08'
L2	N 25°15'45" E	226.00'
L3	N 25°15'45" E	226.00'
L4	N 25°15'45" E	200.00'
L5	N 25°15'45" E	338.27'
L6	S 25°15'45" W	35.13'
L7	S 25°15'45" W	226.00'
L8	S 25°15'45" W	226.00'
L9	S 47°44'20" E	61.81'



BEARINGS BASED ON THE C. OF S.R. 29 (S 54°53'E)
AS DESCRIBED IN D.B. 158 PG. 649.

COUNTY LINE SCALED FROM MADISON
COUNTY TAX MAP

DEED REFERENCE

FLORENCE CLEMANS
D.B. 158 PG. 649

- (A) 184.41 AC.
(B) 147.69 AC.
(C) 37.95 AC.

LEGEND

- 2" # IRON FENCE POST (FOUND)
- WOOD FENCE POST FOUND
- IRON PIN (FOUND)
- △ RAILROAD RAIL FENCE POST (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG. NAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

JAMES R. COTTRILL P.S.

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

PLAT OF
LOT SPLITS, VMS 6645, 7230, & 4674,
GOSHEN TOWNSHIP/CHAMPAIGN CO.,
SOMERFORD TOWNSHIP/ MADISON
COUNTY, STATE OF OHIO.

DATE:
10-29-96
JOB#S961015A
F.B. #14

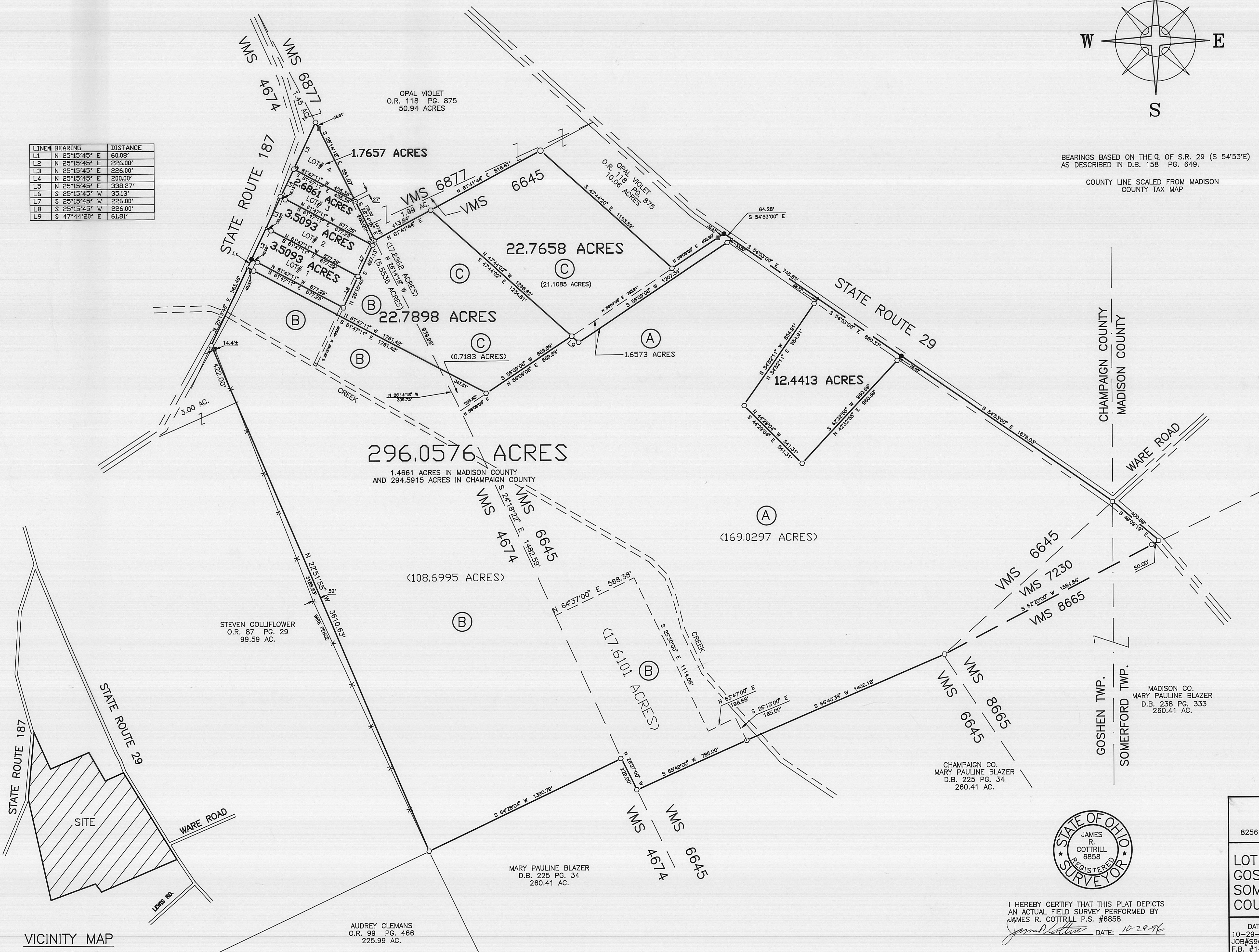
SCALE: 1" = 300'
300' 150' 0' 300'

22 - 97



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

DATE: 10-29-96



VICINITY MAP

N.T.S.

AUDREY CLEMANS
O.R. 99 PG. 466
225.99 AC.

MARY PAULINE BLAZER
D.B. 225 PG. 34
260.41 AC.

CHAMPAIGN CO.
MARY PAULINE BLAZER
D.B. 225 PG. 34
260.41 AC.

MADISON CO.
MARY PAULINE BLAZER
D.B. 238 PG. 333
260.41 AC.

STEVEN COLLIFLOWER
O.R. 87 PG. 29
99.59 AC.

Description of 296.0576 acre tract
Surveyed for the Estate of Florence Clemans

The following described 296.0576 acre tract is situated in the State of Ohio, Summerford Township in Madison County, and Goshen Township in Champaign County, V.M.S. 6645, 7230, and 4674, and being part of a 184.41 acre tract also part of a 147.69 acre tract and also part of a 37.95 acre tract all three tracts conveyed to Florence Clemans by Deed Book 158 Page 649 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of State Route 29 with the centerline of Ware Road said iron pin is also in the line between Champaign and Madison County;

Thence, with the centerline of State Route 29 South 49 deg. 09 min. 19 sec. East a distance of 400.89 feet to an iron pin found at the northern most corner of a 260.41 acre tract conveyed to Mary Pauling Blazer by Deed Book 238 Page 333 (Madison County) and Deed Book 225 Page 34 (Champaign County);

Thence, with the northern line of said 260.41 acre tract the following five courses:

1) South 62 deg. 20 min. 00 sec. West passing an iron pin and cap set at 50.00 feet, a total distance of 1584.66 feet to an iron pin and cap set corner to V.M.S. 6645, 7230, and 8665

2) South 66 deg. 40 min. 39 sec. West a distance of 1406.18 feet to an iron pin and cap set at the southern corner common to said 184.41 and 147.69 acre tracts

3) South 65 deg. 49 min. 00 sec. West a distance of 785.00 feet to an iron pin and cap set in the line between V.M.S. 6645 and 4674

4) North 26 deg. 27 min. 00 sec. West with said V.M.S. line a distance of 229.00 feet to an iron pin and cap set

5) South 64 deg. 28 min. 04 sec. West a distance of 1390.79 feet to an iron pin and cap set at the Northeast corner of a 225.99 acre tract conveyed to Audrey Clemans by Official Record 99 Page 466 said iron pin and cap is also at the southeast corner of a 99.59 acre tract conveyed to Steven Colliflower by Official Record 87 Page 29;

Thence, with the East line of said 99.59 acre tract North 22 deg. 51 min. 55 sec. West passing the eastern most corner of a 3 acre tract conveyed to Steven Colliflower by Official Record 87 Page 29 at 3188.63 feet, a total distance of 3610.63 feet to an iron pin and cap set approximately 2 feet East of the edge of pavement of State Route 187 said iron pin and cap is also at the northern most corner of said 3 acre tract and the western most corner of said 147.69 acre tract;

Thence, with the west line of said 147.69 acre tract North 25 deg. 15 min. 45 sec. East a distance of 563.46 feet to a magnetic nail set near the centerline of State Route 187;

Thence, across said 147.69 acre tract South 61 deg. 47 min. 11 sec. East, passing an iron pin and cap set at 40.00 feet also passing the line between said 147.69 acres and 37.95 acre tract being the line between V.M.S. 6645 and 4674 at 1413.91 feet, a total distance of 1761.42 feet to an iron pin and cap set in the line between said 37.95 and 184.41 acre tracts;

Thence, with said line North 56 deg. 09 min. 46 sec. East a distance of 669.89 feet to an iron pin and cap set in said line;

Thence, across said 184.41 acre tract the following two courses:

- 1) South 47 deg. 44 min. 20 sec. East a distance of 61.81 feet to an iron pin and cap set
- 2) South 56 deg. 09 min. 06 sec. West, passing an iron pin and cap set at 1174.34 feet a total distance of 1207.34 feet to a magnetic nail set in the centerline of State Route 29;

Thence, with said centerline South 54 deg. 53 min. 00 sec. East a distance of 745.65 feet to a magnetic nail set in said centerline;

Thence, across said 184.41 acre tract the following three courses:

- 1) South 34 deg. 52 min. 11 sec. West, passing an iron pin and cap set at 36.72 feet, a total distance of 854.91 feet to an iron pin and cap set
- 2) South 44 deg. 29 min. 04 sec. East a distance of 541.31 feet to an iron pin and cap set
- 3) North 42 deg. 32 min. 55 sec. East passing an iron pin and cap set at 924.69 feet, a total distance of 960.69 feet to a railroad spike set in said centerline

Thence, with said centerline South 54 deg. 53 min. 00 sec. East a distance of 1678.03 feet returning to the point of beginning containing 296.0576 acres more or less of which 1.4661 acres is in Madison County and 294.5915 acres is in Champaign County, also 169.0297 acres is part of said 184.41 acre tract, and 0.7183 acres is part of said 37.95 acre tract and 126.3096 acres is part of said 147.69 acre tract

Subject to and with the benefit of a following described 20 foot drainage easement said easement is 20 feet right of and tangent to the following described baseline:

Beginning at point in the line between V.M.S. 6877 and 4674 said line between 50.94 acre tract conveyed to Opal Violet by Official Record 118 Page 875 and said 147.69 acre tract said point bears North 26 deg. 14 min. 18 sec. East a distance of 310.20 from a iron railroad rail fence post found at the Northwest corner of a said Clemans' 37.95 acre tract also being the southern most corner of a 1.99 acre tract conveyed to Opal Violet by Official Record 118 Page 875;

Thence, with the between V.M.S. South 26 deg. 14 min. 18 sec. East passing an iron pin and cap set at 27.00 feet, also passing the western corner to V.M.S. 6877 and 6645 at 202.29 feet, a total distance of 283.20 feet to a iron railroad rail fence post previously described;


Thence, across said 147.69 acre tract South 25 deg. 15 min. 45 sec. West, passing an iron pin and cap set at 35.13 feet, also passing an iron pin and cap set at 261.13 feet, also passing another iron pin and cap set at 487.13 feet, a total distance of 907.13 feet to a point in the centerline of small stream said point also being the southern terminous of said 20 foot drainage easement;

Bearings are based on the centerline of State Route 29 (South 54 deg. 53 min. East) as described in Deed Book 158 Page 649;

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 Oct. 29 1996 by James R. Cottrill registration #6858.


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