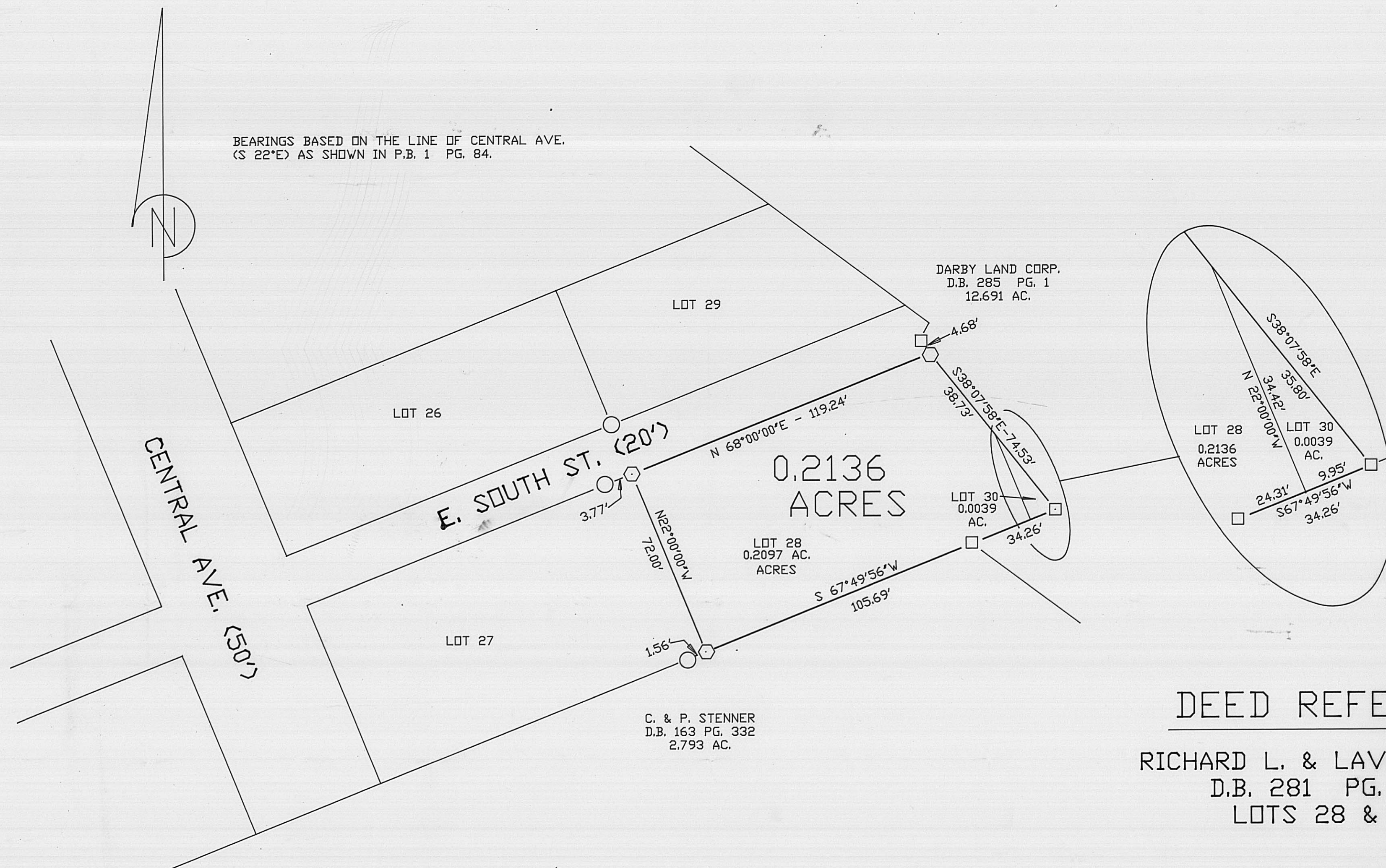


BEARINGS BASED ON THE LINE OF CENTRAL AVE.
(S 22°E) AS SHOWN IN P.B. 1 PG. 84.



DARBY LAND CORP.
D.B. 285 PG. 1
12.691 AC.

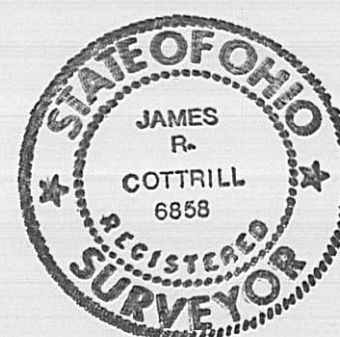
C. & P. STENNER
D.B. 163 PG. 332
2.793 AC.

DEED REFERENCE

RICHARD L. & LAVAKA LANE
D.B. 281 PG. 446
LOTS 28 & 30

LEGEND

- 3/4" IRON PIPE (FOUND)
- 1/2" REBAR & YELLOW PLASTIC
CAP STAMPED P.S.7068 (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 5-9-91

JAMES R. COTTRILL P.S.

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

PLAT OF

0.2136 AC., PART OF LOTS 28 & 30,
A.H. SHERWOOD 2nd. ADD., VILLAGE OF
PLAIN CITY, MADISON COUNTY, OHIO.

DATE:
5-9-91

SCALE: 1" = 30'
30' 15' 0 30'

74 - 97

Description of 0.2136 Acre Tract

Situated in the State of Ohio, Madison County, Village of Plain City, and being what remains of Lot #28 and #30 of A.H. Sherwood Second Addition as described in Plat Book 1 Page 83 said lots were conveyed to Richard L. and Lavaka Lane by Deed Book 281 Page 446 and being more particularly described as follows:

Beginning at a 1/2 inch iron rebar and yellow cap stamped P.S. 7068 found at a corner of a 12.691 acre tract conveyed to Darby Land Corporation by Deed Book 285 Page 1 said rebar and cap is also at the northern most corner of a 2.793 acre tract conveyed to C. & P. Stenner by Deed Book 163 Page 332 said rebar is also in the Southeast line of A.H. Sherwood Subdivision and in the South line of said Lot #28;

Thence, with the South line of said Lot #28 South 67 deg. 49 min. 56 sec. West a distance of 105.69 feet to an iron pin and cap set at the South corner common to Lot #28 and Lot #27

Thence, with the line between said Lot #28 and Lot #27 of said subdivision North 22 deg. 00 min. 00 sec. West a distance of 72.00 feet to an iron pin and cap set at the Northern corner common to Lot #28 and #27 said iron pin and cap is also in the Southern line of East South Street (20 foot wide) ;

Thence, with the South line of East South Street North 68 deg. 00 min. 00 sec. East a distance of 119.24 feet to an iron pin and cap set in the Southwest line of 12.691 acre tract said iron pin and cap bears South 38 deg. 7 min. 58 sec. East a distance of 4.68 feet from a 1/2 inch rebar and yellow cap stamped #7068 found corner to said 12.691 acre tract;

Thence, with the following two lines of said 12.691 acre tract;

1) South 38 deg. 07 min. 58 sec. East passing the line between said Lot #30 and #28 of said subdivision at 38.73 feet a total distance of 74.53 feet to a 1/2 inch diameter rebar and yellow plastic cap stamped #7068;

2) South 67 deg. 49 min. 56 sec. West passing the Southern corner common to said Lot #30 and #28 at 2.95 feet a total distance of 34.26 feet to the point of beginning containing 0.2136 acres more or less of which 0.2097 acres is from Lot #28 and 0.0039 acres is from Lot #30.

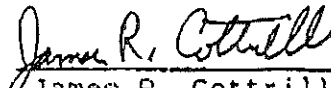
Bearings are based on the line of Central Avenue (South 22 deg. East) as shown in Plat Book 1 Page 84.

All as shown on the plat attached and made a part hereof.

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 May 4, 1991 by James R. Cottrill Registration #6858.


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