

BEARINGS ARE BASED ON THE C. OF STATE ROUTE 323  
(S88°38'56"E) AS SHOWN ON O.D.O.T. DRAWING 2/32.

### NOTES

SEE THE FOLLOWING STATE HIGHWAY DRAWINGS:  
FAY-1-14.1 MAD-1-0.00  
2/32  
23/32 THRU 31/32  
THE ABOVE DRAWINGS ARE ON FILE IN DELAWARE  
OHIO AT THE STATE OF OHIO TRANSPORTATION OFFICE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14473.39'	179.38'	179.38'	N 68°45'08" E	00°42'36"	89.69'
C2	1432.13'	578.69'	574.76'	N 71°43'35" E	23°09'07"	293.35'
C3	1432.13'	200.00'	199.95'	N 57°29'34" E	Bs 4°00'	LT=133.37' ST=66.70'

### LEGEND

- WOOD FENCE POST (FOUND)
- 10" CONC. FENCE POST (FOUND)
- DOUBLE ANGLE IRON FENCE POST (FOUND)
- METAL FENCE POST (FOUND)
- MONUMENT ASSEMBLY FOUND
- 6" CONCRETE RIGHT-OF-WAY MONUMENT
- IRON PIN (FOUND)
- MAGNETIC NAIL
- 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  
**76.6316 & 229.8947 ACRES,**  
VMS 6824, 7112, 7612, & 5456,  
RANGE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO.

DATE: 2-11-97 JOB#S970202 F.B. #15	SCALE: 1"= 300' 300' 150' 0' 300'	CREW: JJ.BM DWN. BY: RC CK. BY: RC
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I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 2-13-97

JOHN M. & ESTER P.  
CHENOWETH  
O.R. 41 PG. 1020  
166 AC.

### DEED REFERENCE

JEAN ELLEN MOATS  
O.R. 27 PG. 330

JAMES R. MOATS  
D.B. 290 PG. 614

91.624 ACRES

(0.445 ACRE EXCEPTION WAS SUBTRACTED FROM  
THE ORIGINAL 92.35 ACRES TWICE. THE CORRECT  
ACREAGE IS 91.905 ACRES)

215.00 ACRES

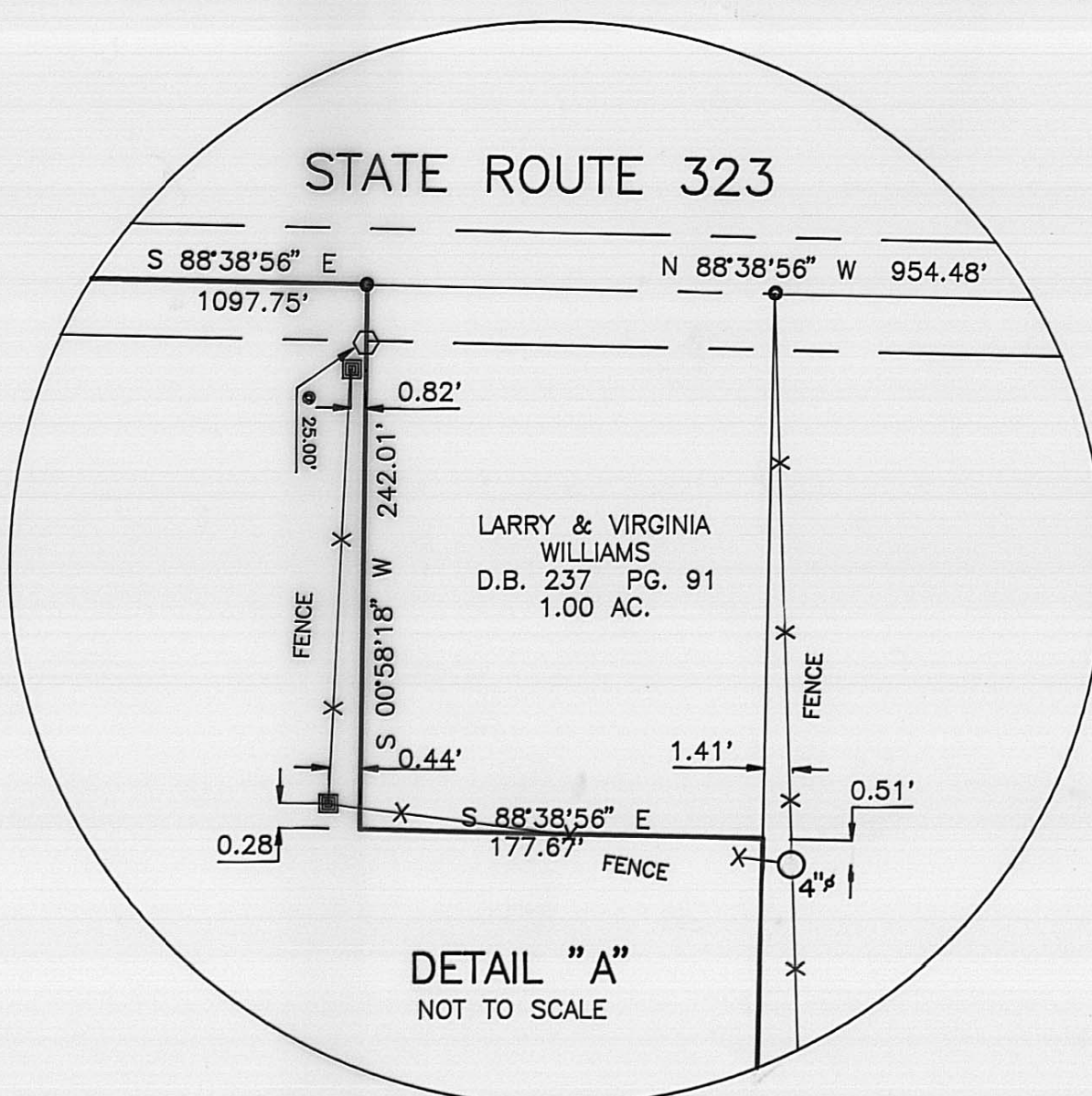
229.8947+/- ACRES

76.6316+/-  
ACRES

39.1129+/- ACRES

52.4421+/- ACRES

177.4526+/- ACRES



### DETAIL "A"





## EXHIBIT A

### Description of 229.8947 acre tract Surveyed for Moats

The following described 229.8947 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6824, 7112, 7612, and 5456, and being part of a 91.624 acre and 215.00 acre tract both conveyed to Jean Ellen Moats by Official Record 27 Page 330 and James R. Moats by Deed Book 290 Page 614 and being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of State Route 323 said nail is at the northwest corner of a 1.00 acre tract conveyed to Larry and Virginia Williams by Deed Book 237 Page 91 said nail bears North 88 deg. 38 min. 56 sec. West a distance of 954.48 feet from an iron pin found at the centerline intersection of said State Route 323 with the centerline of Yankeetown Chenoweth Road (County Road 9);

Thence, with said 1.00 acre tract the following two courses:

1) South 00 deg. 58 min. 18 sec. West passing an iron pin and cap set at 25.00 feet, a total distance of 242.01 feet to the southeast corner of said tract

2) South 88 deg. 38 min. 56 sec. East a distance of 177.67 feet to the point in the West line of a 170 acre tract conveyed to Florence P. and Robert W. Reno by Deed Book 181 Page 311 said point being the south line of said 1.00 acre tract

Thence, with said West line South 01 deg. 31 min. 26 sec. West a distance of 5028.49 feet to an iron pin and cap set in the North line of a 166 acre tract conveyed to John M. and Esther P. Chenoweth by Official Record 41 Page 1020;

Thence, with said North line North 89 deg. 22 min. 48 sec. West a distance of 1821.49 feet to an iron pin and cap set

Thence, across said 91.624 and 215.00 acre tracts North 1 deg. 31 min. 26 sec. East, passing the line between said tracts at 2276.87 feet and also passing an iron pin and cap set at 4787.53 feet, a total distance of 4848.19 feet to a magnetic nail set in the centerline of State Route 323;

Thence, with said centerline South 56 deg. 09 min. 37 sec. West a distance of 12.36 feet to a centerline monument assembly found at the SC station 45+60.33;

Thence, with a spiral curve to the right said curve has a Theda S of 4 deg. long tangent 133.37 feet short tangent of 66.70 feet chord length of said spiral 200.00 feet chord bears South 57 deg. 29 min. 34 sec. West a distance of 199.95 feet to the CS of said curve at station 43+60.33;

Thence, continuing with a curve to the right Radius 1432.13 feet length of said arc is 578.69 feet passing a centerline assembly box found at Station 41+00 and chord bears South 71 deg. 43 min. 35 sec. West a distance of 574.76 feet to a magnetic nail set in said centerline in the East line of a 204.774 acre tract conveyed to Stephen R. and Patricia Anthony by Deed Book 250 Page 459;

Thence, with said East line North 1 deg. 31 min. 40 sec. East passing a 10 inch diameter metal fence post at 33.63 feet, a total distance of 631.48 feet to an iron pin and cap set in the South right-of-way line of Interstate 71 said iron pin being 150 feet right of Station 272+22.48;

Thence, with said right-of-way line with a curve to the left radius 14473.39 feet arc length 179.38 feet chord bears North 68 deg. 45 min. 08 sec. East a distance of 179.38 feet to an iron pin and cap set at 150 feet right of Station 274+00;

Thence, continuing with said right-of-way line North 71 deg. 25 min. 23 sec. East a distance of 166.61 feet to a 6 inch diameter concrete right-of-way monument found at 159.75 feet right of Station 275+64.51 said right-of-way monument is also in the centerline of Old State Route 323;

Thence, with said centerline South 88 deg. 40 min. 52 sec. East a distance of 938.02 feet to an iron pin and cap set;

Thence, continuing with said centerline South 88 deg. 38 min. 56 sec. East passing the Northern corner common to said 91.624 and 215.00 acre tracts at 68.70 feet, also passing the PI of State Route 323 at 86.94 feet, a total distance of 1097.75 feet to the point of beginning containing 229.8947 acres more or less, of which 177.4526 acres is from said 215.00 acre tract and 52.4421 acres is from said 91.624 acre tract;

Bearings are based on the centerline of State Route 323 (South 88 deg. 38 min. 56 sec. East) as shown ODOT drawing 2-34.

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 Feb. 11, 1997 by James R. Cottrill registration #6858

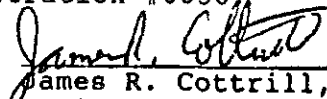
  
James R. Cottrill, P.S.,  
Registration #6858

EXHIBIT A

Description of 76.6316 acre tract  
Surveyed for Moats

The following described 76.6316 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6824, 7112, 7612, and 5456, and being part of a 91.624 acre and 215.00 acre tract both conveyed to Jean Ellen Moats by Official Record 27 Page 330 and James R. Moats by Deed Book 290 Page 614 and being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of State Route 323 said nail being at the Station 37+81.64 said magnetic nail also being at the intersection of the centerline of State Route 323 with the East line of a 204.774 acre tract conveyed to Stephen R. and Patricia Anthony by Deed Book 250 Page 459;

Thence, with the centerline of State Route 323 with a curve to the left said curve radius of 1432.13 feet arc length 578.69 feet, chord bears North 71 deg. 43 min. 35 sec. East a distance of 574.76 feet, passing a centerline monument assembly found at Station 41+00 feet to the curve to spiral Station 43+60.33;

Thence, continuing with the spiral curve to left said spiral curve has a Theta S of 4 deg. 00 min. Long Tangent 133.37 feet Short Tangent 66.70 feet Arc Length 200.00 feet chord bears North 57 deg. 29 min. 34 sec. East a distance of 199.95 feet to a centerline monument assembly found at the spiral to tangent station 45+60.33;

Thence, continuing with the centerline of State Route 323 North 56 deg. 09 min. 37 sec. East a distance of 12.36 feet to a magnetic nail set in said centerline;

Thence, across said 91.624 and 215.00 acre tracts South 01 deg. 31 min. 26 sec. West, passing an iron pin and cap set at 60.66 feet, also passing the line between said 91.624 acre 215.00 acre tracts at 2571.32 feet, a total distance of 4848.19 feet to an iron pin and cap set in the North line of a 166 acre tract conveyed to John M. and Esther P. Chenoweth by Official Record 41 Page 1020.

Thence, with said North line North 89 deg. 22 min. 48 sec. West a distance of 716.44 feet to the southwest corner of said 215.00 acre tract also being the Southeast corner of a 50 acre tract conveyed to John M. and Esther P. Chenoweth by Official Record 41 Page 1020 said corner bears North 1 deg. 31 min. 26 sec. East a distance of 0.68 feet from a double angle iron fence post found;

Thence, with the East line of said 50 acre tract also Anthony's 204.774 acre tract North 01 deg. 31 min. 26 sec. East, passing the Eastern corner common to said 50 and 204.774 acre tracts at 940.58 feet, also passing a 10 inch diameter metal fence post found at 4499.87 feet, a total distance of 4545.89 feet returning to the point of beginning containing 76.6316 acres more or less, of which 37.5187 acres is from said 215.00 acre tract, and 39.1129 acres is from said 91.624 acre tract;

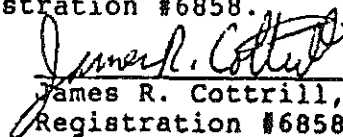
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This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and

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 Feb. 11, 1997 by James R. Cottrill registration #6858.

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