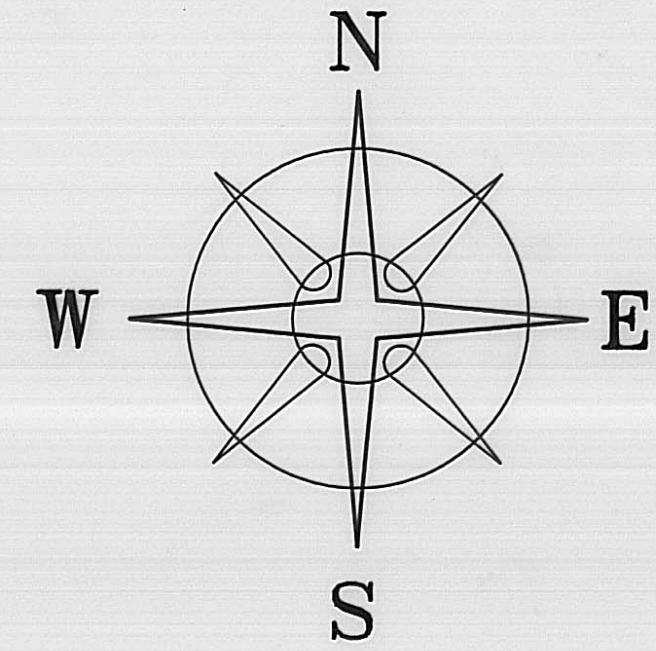


BEARINGS BASED ON THE C. OF LILLY CHAPEL - GEORGESVILLE ROAD (S 75°38'35" W) AS DESCRIBED IN D.B. 292 PG. 468.



### DEED REFERENCE

(A) WINFRED TRUITT  
D.B. 292 PG. 468  
54.468 ACRES

(B) CYNTHIA SUE  
YENSEL  
D.B. 296 PG. 493  
25.0000 ACRES

### LEGEND

- 3/4" IRON PIPE (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- P K NAIL (FOUND)
- △ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (FOUND)
- ◊ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

9 - 97

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

30.0000 ACRES, VMS 11096,  
FAIRFIELD TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR FRANK YENSEL

DATE DRAWN:  
11-27-96  
JOB # S961113  
F. B. # 14

SCALE : 1" = 200'  
200' 100' 0 200'

CREW: RC/NM/BM  
DWN. BY: RC  
CK. BY: RC

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

*James R. Cottrill* DATE: 11-27-96



BARBARA H. SNYDER  
D.B. 162 PG. 151  
58.00 AC.

30.0000  
ACRES

CONRAIL (80')

N 87°10'33" E 835.37'  
588.34'

247.04'

300.00'  
(5.0000 ACRES)  
N 13°48'53" W 922.82'  
(25.0000 ACRES)  
382.82'

BENT

240.00'

S 75°38'35" W  
242.52'

S 13°48'53" E 903.93'

N 13°48'52" W 1944.38'

22.50'

R/W  
R/W

S 75°38'35" W  
45.90'

S 75°38'35" W 577.58'

(45' R/W)

LILLY CHAPEL - GEORGESVILLE ROAD

The following described 30.0000 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 11096, and being all of a 25.0000 acre tract conveyed to Cynthia Sue Yensel by Deed Book 296 Page 493 and part of a 54.468 acre tract conveyed to Winfred Truitt by Deed Book 292 Page 468 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Lilly Chapel-Georgesville Road (45 foot right-of-way) said railroad spike is at the southwest corner of said 25.0000 acre tract also being the southeast corner of a 58.00 acre tract conveyed to Barbara H. Snyder by Deed Book 162 Page 151;

thence, with the East line of said 58.00 North 13 deg. 49 min. 52 sec. West passing a 3/4 inch iron pipe found at 23.99 feet, a total distance of 1944.38 feet to a 3/4 inch iron pipe found in the south line of Conrail (80 foot wide);

thence with said South line North 87 deg. 10 min. 33 sec. East passing a 5/8 inch diameter rebar and yellow plastic cap stamped 6858 found at the Northeast corner of said 25.0000 acre tract at 588.34 feet, a total distance of 835.37 feet to an iron pin and cap set;

thence across said 54.468 acre tract the following two new courses; 1) South 13 deg. 48 min. 53 sec. East a distance of 873.43 feet to an iron pin and cap set;

2) South 75 deg. 38 min. 35 sec. West a distance of 242.52 feet to an iron pin and cap set in the East line of said 25.0000 acre tract;

thence, with said East line South 13 deg. 48 min. 53 sec. East a distance of 903.93 feet to a PK nail found in the centerline of Lilly Chapel-Georgesville Road;

thence, with said centerline south 75 deg. 38 min. 35 sec. West a distance of 577.58 feet returning to the point of beginning containing 30.0000 acres more or less of which 25.0000 acres is all of said 25.0000 acre tract and 5.0000 acres is part of said 54.468 acre tract.

Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South 75 deg. 38 min. 35 sec. West) as described in Deed Book 292 Page 468.

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 Nov. 27, 1996 by James R. Cottrill registration #6858.

The same being subject to all easements, legal highways, to zoning and to all conditions and restrictions of record.

Situated in the State of Ohio, Madison County, Fairfield Township, V M.S. 11006, and being part of a 54.468 acre tract conveyed to Winfred Truitt by Deed Book 292 Page 468 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Lilly Chapel-Georgesville Road said PK nail being at the southeast corner of a 25.0000 acre tract conveyed to Cynthia Sue Yensel by Deed Book 296 Page 493;

Thence, with the East line of said 25.0000 acre tract North 13° 48' 53" West a distance of 903.93 feet to an iron pin and cap set in said East line at the true point of beginning of the following described 5.0000 acre tract;

Thence, continuing with the East line of said 25.0000 acre tract North 13° 48' 53" West, passing an iron pin found bent at 240.00 feet, also passing an iron pin found at 622.83 feet, a total distance of 922.02 feet to an iron pin and cap found at the Northeast corner of said 25.0000 acre tract also being the south line of Conrail (80 foot wide)

Thence, with said South line North 87° 10' 33" East a distance of 247.04 feet to an iron pin and cap set in said South line;

Thence, across said 54.468 acre tract the following two courses:

- 1) South 13° 48' 53" East a distance of 673.43 feet to an iron pin and cap set
- 2) South 75° 38' 35" West a distance of 242.52 foot returning to the point of beginning containing 5.0000 acres more or less.

The herein-above described 5.0000 acre tract is to become part of contingent to said Yensel's 25.0000 acre tract.

Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South 75° 38' 35" West) as described in Deed Book 292 Page 468.

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 Nov. 27, 1996, by James R. Cottrill registration #6858.