

LILLY CHAPEL-GEORGESVILLE ROAD (45' R/W)(CR 102)

N 85°30'00" E
59.11'

R/W

R/W

22.5'

BEARINGS BASED ON THE C. OF
LILLY CHAPEL-GEORGESVILLE RD.
(N85°30'E) AS DESCRIBED
IN D.B. 258 PG. 695

ANDREW FRANK HILDEBRAND II
O.R. 48 PG. 1188
8.2414 ACRES

DEED REFERENCE

BOHYER-HILDEBRAND FARMS, LTD.

D.B. 258 PG. 695

(A) TRACT#3 100 ACRES

(B) TRACT#4 37.48 ACRES

N 18°26'13" E 923.33'

*5.00 KO
S. 00 CSA*

S 01°19'52" E 506.36'

23.5'

METAL BARN

567.81'

N 84°35'28" E 736.45'

168.64'

S 84°35'28" W
0.46'

EVA FITZGERALD
D.B. 265 PG. 254
37.52 ACRES

NOTES

0.0828± AC. ON VMS 10931
9.9172± AC. IN VMS 7928

10.0000+/- ACRES
TO BECOME PART OF THE 8.2414 AC. TRACT

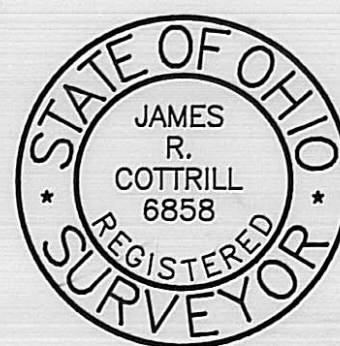
(A)
(8.2405 AC.)

(B)
(1.7595 AC.)

LEGEND

- ▲ CORNER STONE FOUND
- 3/4" IRON PIPE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG. NAIL (SET)
- ◊ 5/8" Ø 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 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

SURVEY OF 10.0000 ACRES, VMS 7928,
10931, FAIRFIELD TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR DREW HILDEBRAND

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

James R. Cottrill DATE: 4-17-97

DATE DRAWN:
4-17-97
JOB # S970417
F. B. # 15

SCALE: 1" = 100'
100' 50' 0 100'

CREW: JJ BILL
DWN. BY: JJ
CK. BY:

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 7928 and 10931, and being part of a 100 acre tract (Tract 3) also being part of a 37.48 acre tract (Tract 4) both tracts conveyed to Bohyer-Hildebrand Farms, Ltd. by Deed Book 258 Page 695 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) (County Road 102) said railroad spike being at the Northwest corner of a 8.2414 acre tract conveyed to Andrew Frank Hildebrand II by Official Record 48 Page 1188;

Thence, with said 8.2414 acre tract the following two courses:

1) South 01 deg. 19 min. 52 sec. East passing a 3/4 inch iron pipe found at 24.36 feet, a total distance of 506.36 feet to an iron pin and cap set

2) North 84 deg. 35 min. 28 sec. East passing the line between said tracts 3 and 4 at 567.81 feet, a total distance of 736.45 feet to an iron pin and cap set in the West line of a 37.52 acre tract conveyed to Eva Fitzgerald by Deed Book 265 Page 254 said iron pin and cap bears South 84 deg. 35 min. 28 sec. West a distance of 0.46 feet from a 3/4 inch iron pipe found;

Thence, with the West line of said 37.52 acre tract South 05 deg. 30 min. 34 sec. East a distance of 338.50 feet to an iron pin and cap set said iron pin and cap bears North 05 deg. 30 min. 34 sec. West a distance of 2266.74 feet from a corner stone found;

Thence, across said tracts 3 and 4 South 84 deg. 35 min. 28 sec. West with a new line crossing said tracts 3 and 4 at 284.21 feet, a total distance of 1133.43 feet to an iron pin and cap set in an old fence line;

Thence, with said fence line and a new line across said tract 3 North 18 deg. 26 min. 13 sec. East, passing an iron pin and cap set at 893.33 feet, a total distance of 923.33 feet to a magnetic nail set in the centerline of Lilly Chapel-Georgesville Road;

Thence, with said centerline North 85 deg. 30 min. 00 sec. East a distance of 59.11 feet returning to the point of beginning containing 10.0000 acres more or less, of which 8.2405 acres is part of said 100 acre tract (Tract 3) and 1.7595 acres is part of said 37.48 acre tract (Tract 4)

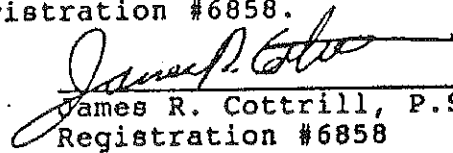
The here-in-above described 10.0000 acre tract is to become part of and contingent to Hildebrand 8.2414 acre tract.

Bearings are based on the centerline of Lilly Chapel-Georgesville Road (North 85 deg. 30 min. East) as described in Deed Book 258 Page 695.

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 Apr. 17, 1997 by James R. Cottrill registration #6858.


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