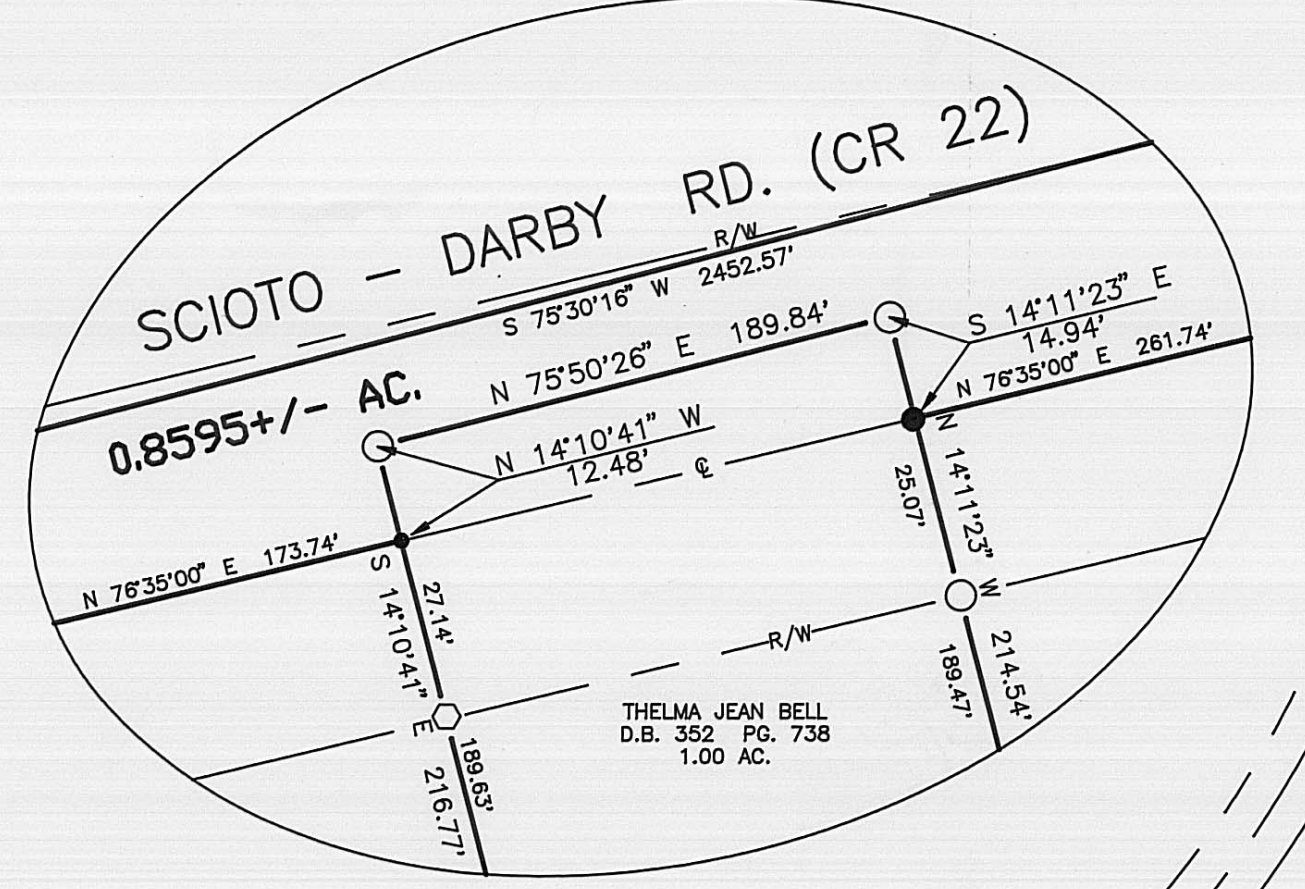
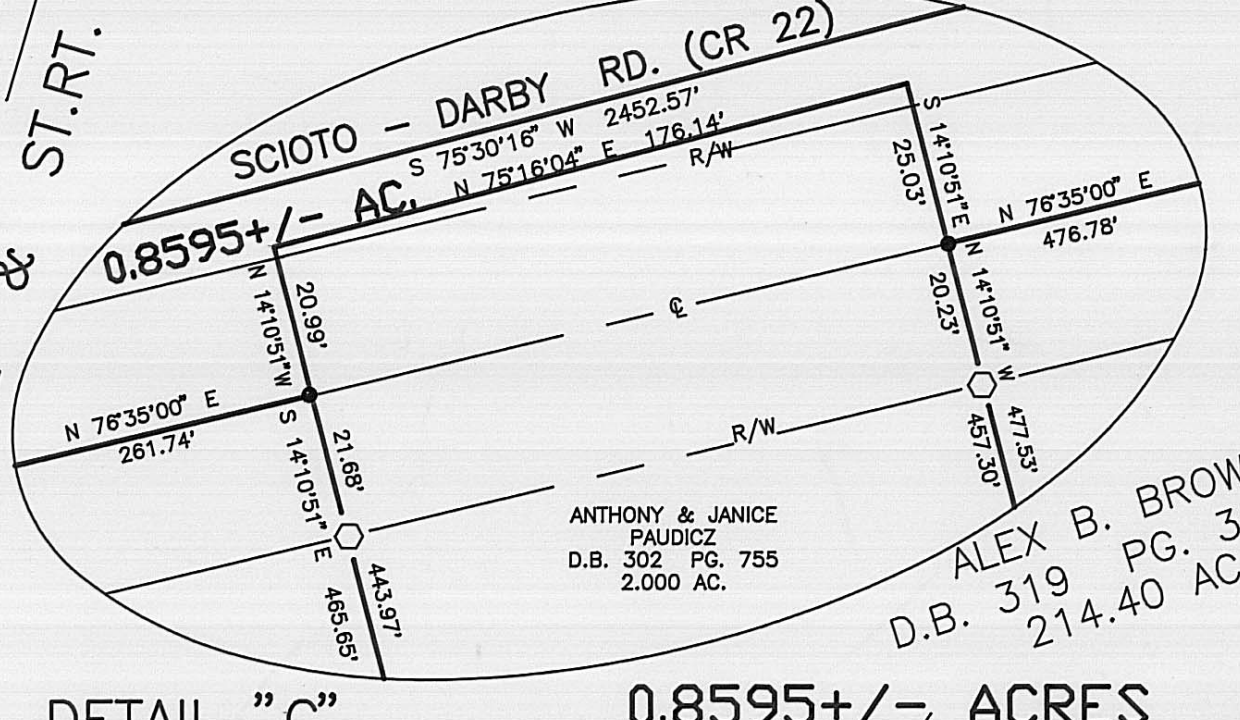


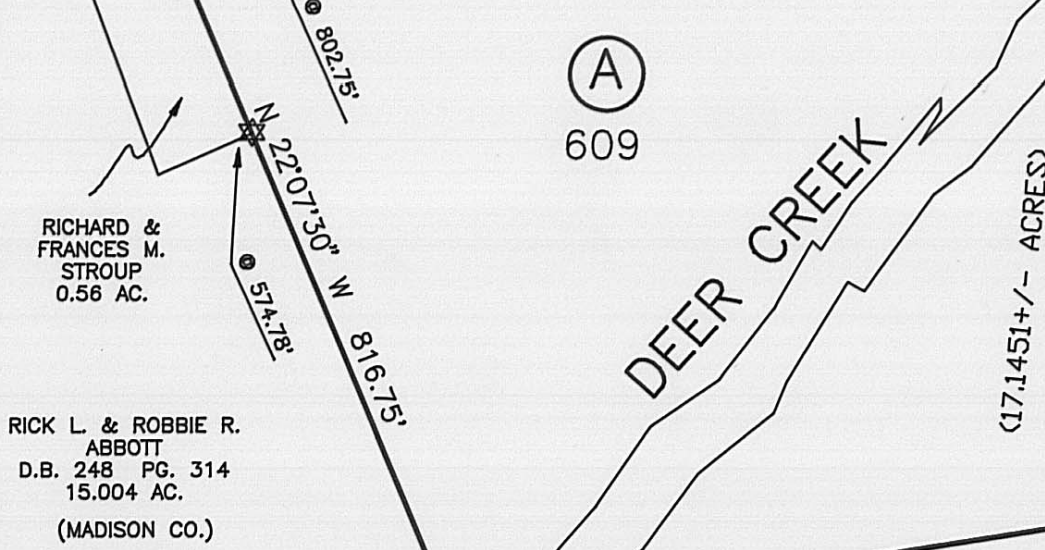
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



609

- LEGEND**
- IRON PIPE (FOUND)
 - ☆ WOOD FENCE POST (FOUND)
 - CONCRETE MONUMENT WITH IRON PIN (FOUND)
 - △ 6" CONCRETE R/W MONUMENT (FOUND)
 - RAIL ROAD SPIKE (SET)
 - CONCRETE NAIL (SET)
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

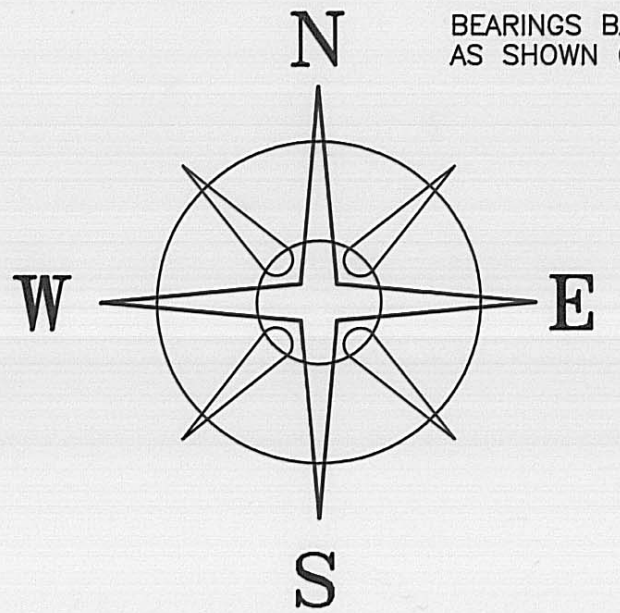
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE

- OPAL TOWLER
D.B. 280 PG. 826 (MAD. CO.)
D.B. 314 PG. 313 (PIC. CO.)
- (A) 103.54 ACRES 16.85 AC. MADISON CO.
87.975 AC. PICKAWAY CO.
- OPAL TOWLER
D.B. 250 PG. 141 (PIC. CO.)
- (B) 100 ACRES

ODOT R/W PLANS
SH 50 SEC. F-2.&G(PT)
SHEET 2/4

BEARINGS BASED ON THE C OF US 62 & SR 3 (N76°35'E)
AS SHOWN ON ODOT R/W PLAN SHEET # 2/4.



**ACREAGE BREAKDOWN OF
178.3490± ACRE TRACT**

TRACT	ACRES± BY THIS SURVEY
103.54 AC.	105.8911
100 AC.	72.4579
MAD. CO.	17.1451
PIC. CO.	161.2039
VMS 464	137.4046
VMS 7654	14.9844
VMS 7185	25.9600

LINE#	BEARING	DISTANCE
L1	S 13°04'20" E	179.08'
L2	N 87°19'14" E	114.20'
L3	S 11°26'31" E	114.28'
L4	N 76°32'09" E	182.68'
L5	N 11°34'17" W	314.58'
L6	N 76°35'00" E	173.74'
L7	S 14°10'41" E	216.77'
L8	N 75°54'31" E	189.89'
L9	N 14°11'23" W	214.54'
L10	N 76°35'00" E	261.74'
L11	N 80°26'11" E	176.71'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 6-16-97

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

PLAT OF
0.8595± & 178.3490± ACRES,
VMS 464, 7654, & 7185,
DARBY TOWNSHIP/PICKAWAY COUNTY,
& PLEASANT TWP./MADISON COUNTY,
STATE OF OHIO.

DATE: 6-16-97 JOB#S970510 FB #16	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: JJ, EM, BM DWN. BY: RC CK. BY:
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The following described 178.3490 acre tract is situated in the State of Ohio, Pleasant Township in Madison County, and Darby Township in Pickaway County, V.M.S. 464, 7654, and 7185, and being all that remains of a 103.54 acre tract conveyed to Opal Towler by Deed Book 280 Page 826 in Madison County and Deed Book 314 Page 313 in Pickaway County, also being all that remains of a 100 acre tract conveyed to Opal Towler by Deed Book 250 Page 141 in Pickaway County and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the centerline of Scioto Darby Road (County Road 22) with the line between V.M.S. 7654 and 464 said iron pin also being at the Northeast corner of said 103.54 acre tract and also being the Northwest corner of said 100 acre tract;

Thence, with the centerline of Scioto Darby Road North 70 deg. 31 min. 35 sec. East a distance of 100.00 feet to an iron pin and found in said centerline at the Northwest corner of a 11.066 acre tract conveyed to Ohio Willow Wood Company by Deed Book 308 Page 798;

Thence, with said 11.066 acre tract the following four courses:

- 1) South 21 deg. 47 min. 52 sec. East, passing a concrete monument with iron pin found at 29.93 feet, a total distance of 364.31 feet to a concrete monument with an iron pin found
- 2) South 68 deg. 15 min. 14 sec. West a distance of 50.29 feet to a concrete monument with an iron pin found
- 3) South 21 deg. 51 min. 11 sec. East a distance of 300.42 feet to a concrete monument with iron pin found
- 4) South 84 deg. 39 min. 48 sec. East a distance of 974.33 feet to a concrete monument with iron pin found at the southeast corner of said 11.066 acre tract also being the West line of 20.00 acre tract conveyed to Ohio Willow Wood Company by Deed Book 293 Page 266;

Thence, with said 20.00 acre tract the following three courses:

- 1) South 05 deg. 25 min. 01 sec. West a distance of 1787.83 feet to a concrete monument with iron pin found
- 2) South 84 deg. 27 min. 39 sec. East a distance of 120.08 feet to a concrete monument with iron pin found
- 3) North 05 deg. 22 min. 34 sec. East a distance of 1083.19 feet to an iron pin and cap set at the Southwest corner of a 43.94 acre tract conveyed to Leone C. and Gene H. Bowling by Deed Book 253 Page 291;

Thence, with the South line of said 43.94 acre tract South 84 deg. 40 min. 31 sec. East a distance of 635.66 feet to an iron pipe found at the Northwest corner of a 16.76 acre tract also conveyed to Leone C. and Gene H. Bowling by Deed Book 253 Page 291;

Thence, with the West line of said 16.76 acre tract South 05 deg. 17 min. 42 sec. West a distance of 1114.17 feet to an iron pipe found in the North line of a 117.63 acre tract conveyed to Janice G. Minton by Deed Book 345 Page 117;

Thence, with said North line North 84 deg. 36 min. 31 sec. West passing a wood corner fence post found at the Northeast corner of a 122.98 acre tract conveyed to Harold Rapp et.al. by Deed Book 351 Page 129 at 530.86 feet, a total distance of 803.64 feet to an iron pin and cap set in place of a bent 1/2 inch iron pipe found;

Thence, with said 122.98 acre tract the following three courses:

- 1) North 05 deg. 06 min. 50 sec. East a distance of 95.25 feet to an iron pipe found
- 2) South 87 deg. 09 min. 43 sec. West a distance of 796.75 feet to an iron pipe found
- 3) South 87 deg. 11 min. 49 sec. West a distance of 652.81 feet to an iron pipe found at the southeast corner of a 72.04 acre tract conveyed to Eugene T. and Olive Wilson by Official Record 1 Page 345

Thence, with the East line of said 72.04 acre tract North 03 deg. 08 min. 08 sec. West, passing an iron pin and cap set at 740.00 feet, also an iron pin and cap set 872.00 feet, a total distance of 1138.69 feet to a 1/2 inch iron pipe found at the Northeast corner of said 72.04 acre tract also being the south line of said 103.54 acre tract;

Thence, with the line between said 103.54 and 72.04 acre tracts South 81 deg. 07 min. 25 sec. West passing the line between Madison and Pickaway County a total distance of 3804.77 feet, to an iron pipe found in the East line of a 15.004 acre tract conveyed to Rick L. and Robbie R. Abbott by Deed Book 248 Page 314 in Madison County;

Thence, with the East line of said 15.004 acre tract North 22 deg. 07 min. 30 sec. West, passing a wood corner fence post found at the Southeast corner of a 0.56 acre tract conveyed to Richard and Frances M. Stroup at 574.78 feet, also passing an iron pin and cap set at 802.75 feet a total distance of 816.75 feet to an iron pin and cap set at the Northwest corner of said 103.54 acre tract said corner being South of the centerline of U.S. 62 and State Route 3;

Thence, with the North line of said 103.54 acre tract North 75 deg. 30 min. 16 sec. East a distance of 2217.49 feet to a railroad spike set at the intersection of the North line of said 103.54 acre tract with the centerline extended of Scioto Darby Road;

Thence, with the centerline of Scioto Darby Road North 76 deg. 35 min. 00 sec. East a distance of 438.67 feet to a concrete nail set in the West line of a 1.875 acre tract conveyed to Bruce J. and Tammy L. Berry by Deed Book 354 Page 61;

Thence, with said 1.875 acre tract the following five courses:

- 1) South 13 deg. 04 min. 20 sec. East passing an iron pin and cap previously set at 27.14 feet, a total distance of 179.08 feet to an iron pin and cap set
- 2) North 87 deg. 19 min. 14 sec. East a distance of 114.20 feet to an iron pin and cap set
- 3) South 11 deg. 26 min. 31 sec. East a distance of 114.28 feet to an iron pin and cap set
- 4) North 76 deg. 32 min. 09 sec. East a distance of 182.68 feet to an iron pin and cap set
- 5) North 11 deg. 34 min. 17 sec. West passing an iron pin and cap set at 284.70 feet, a total distance of 314.58 feet to a concrete nail set in the centerline of Scioto Darby Road

Thence, with said centerline North 76 deg. 35 min. 00 sec. East a distance of 173.74 feet to a concrete nail set in the West line of a 1.00 acre tract conveyed to Thelma Jean Bell by Deed Book 352 Page 738

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

- 1) South 14 deg. 10 min. 41 sec. East passing an iron pin and cap set at 27.14 feet, a total distance of 216.77 feet to a iron pipe found
- 2) North 75 deg. 54 min. 31 sec. East a distance of 189.89 feet to an iron pipe found
- 3) North 14 deg. 11 min. 23 sec. West, passing an iron pipe found at 189.47 feet, a total distance of 214.54 feet to a railroad spike set in the centerline of Scioto Darby Road;

Thence, with said centerline North 76 deg. 35 min. 00 sec. East a distance of 261.74 feet to a concrete nail set in the West line of 2.000 acre tract conveyed to Anthony and Janice Paudicz by Deed Book 302 page 755;

Thence, with said 2.000 acre tract the following three courses

- 1) South 14 deg. 10 min. 51 sec. East, passing an iron pin and cap set at 21.68 feet, a total distance of 465.65 feet to an iron pin and cap set
- 2) North 80 deg. 26 min. 11 sec. East a distance of 176.71 feet to an iron pin and cap set
- 3) North 14 deg. 10 min. 51 sec. West passing an iron pin and cap set at 457.30 feet, a total distance of 477.53 feet to a concrete nail set in the centerline of Scioto Darby Road;

Thence, with said centerline North 76 deg. 35 min. 00 sec. East a distance of 476.78 feet to a railroad spike set

Thence, continuing with the centerline of Scioto Darby Road North 70 deg. 31 min. 35 sec. East a distance of 437.64 feet returning to the point of beginning containing 178.3490 acres more or less, of which 105.8911 acres is all that remains of said 103.54 acre tract and 72.4579 acres is all that remains of said 100 acre tract, 17.1451 acres is in Madison County, and 161.2039 acres is in Pickaway County, also 137.4046 acres is in V.M.S. 464 and 14.9844 acres is in V.M.S. 7654 and 25.9600 acres is in V.M.S. 7185.

Bearings are based on the centerline of U.S. 62 and State Route 3 (North 76 deg. 35 min. East) as shown on ODOT right-of-way plans sheet 2/4 Job SH 50 Sec. 5-2&G(Pt)

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 June 16, 1997 by James R. Cottrill registration #6858.

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