

BEARINGS BASED ON THE C OF MAIN ST. AS SHOWN ON STATE OF OHIO R/W PLANS S.H. 50 SEC. MT. STERLING (PT.) & G. (PT.) SHEET 2 OF 2.



DEED REFERENCE

- (A) ROBERT D. & ELIZABETH W. LEACH
D.B. 177 PG. 346
0.457 ACRES (323)
- (B) THOMAS ALKIRE WITTICH
D.B. 158 PG. 403
0.459 ACRES (322)
- (C) WITTICH FARMS
D.B. 256 PG. 489
22.46 ACRES (IN MT. STERLING) (155)
76.81 ACRES (ORIG. AC. PARCEL TWD)

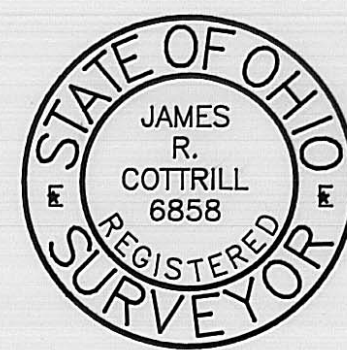
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 76°39'00" W | 10.29' |
| L2 | S 80°27'51" W | 30.07' |
| L3 | N 13°21'00" W | 13.00' |
| L4 | S 76°39'00" W | 30.00' |
| L5 | S 13°21'00" E | 12.00' |

LEGEND

- 5/8" REBAR (SET)
- ⊕ 3/4" IRON TEE BAR (FOUND)
- 5/8" DIA. REBAR (FOUND)
- 10" METAL FENCE POST
- ⊞ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

REVISED 8-05-97



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

1.0701± & 1.0781± ACRES, VMS 464,
VILLAGE OF MT STERLING,
MADISON COUNTY, OHIO.
SURVEYED FOR TOM WITTICH

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 8-6-97

| | | |
|------------------------|-----------------|----------------------|
| DATE DRAWN: 7-28-97 | SCALE: 1" = 50' | CREW: RC, JJ, EM, BM |
| JOB # S970710 | 50' 25' 0 50' | DWN. BY: RC, JJ |
| F. B. # 16 | | CK. BY: RC |

The following described 1.0781 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, V.M.S. 464, and being part of a 76.81 acre tract conveyed to Wittich Farms by Deed Book 256 Page 489 and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin found at the southeast corner of a 0.342 acre tract conveyed to Kathryn Arbogast by Deed Book 270 Page 645-646 said iron pin is also corner to said 76.81 acre tract and being the North right-of-way line of East Main Street (U.S. 62 and State Route 3) being 49.42 feet left of Station 50+85.16 as shown on State of Ohio right-of-way plans S.H. 50 Sec. Mt. Sterling (Pt.) and G. (Pt.) Sheet 2 of 2.

Thence, with the East line of said 0.342 acre tract North 15 deg. 39 min. 10 sec. West a distance of 218.62 feet to a 10 inch metal fence post found at the Northeast corner of said 0.342 acre tract;

Thence, across said 76.81 acre tract North 84 deg. 39 min. 45 sec. East a distance of 236.19 feet to a 3/4 inch iron T bar and cap found at the northwest corner of a 0.457 acre tract conveyed to Robert D. and Elizabeth W. Leach by Deed Book 177 Page 346;

Thence, with the line of said 0.457 acre tract South 13 deg. 21 min. 29 sec. East a distance of 194.94 feet to an iron pin and cap set in the North right-of-way line of said East Main Street;

Thence, with said right-of-way line the following six courses:

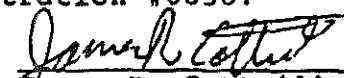
- 1) South 76 deg. 39 min. 00 sec. West a distance of 10.29 feet to an iron pin and cap set 40 feet left of Station 53+00
- 2) South 80 deg. 27 min. 51 sec. West a distance of 30.07 feet to an iron pin and cap set 42 feet left of Station 52+70
- 3) North 13 deg. 21 min. 00 sec. West a distance of 13.00 feet to an iron pin and cap set 55 feet left of Station 52+70
- 4) South 76 deg. 39 min. 00 sec. West a distance of 30.00 feet to an iron pin and cap set 55 left of Station 52+40
- 5) South 13 deg. 21 min. 00 sec. East a distance of 12.00 feet to an iron pin and cap set 43 feet left of Station 51+40
- 6) South 79 deg. 01 min. 29 sec. West a distance of 154.97 feet returning to the point of beginning containing 1.0781 acres more or less, of which 0.0814 acres +/- is within the proposed Oak Street (unimproved and never recorded).

Bearings are based on the centerline of Main Street as shown on State of Ohio right-of-way plans S.H. 50 sec. Mt. Sterling (Pt.) and G. (Pt.) sheet 2 of 2.

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 July 28, 1997 by James R. Cottrill registration #6858.


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

The following described 1.0701 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, V.M.S. 464, and being part of a 0.457 acre tract conveyed to Robert D. and Elizabeth W. Leach by Deed Book 177 Page 346 and also being part of a 0.459 acre tract conveyed to Thomas Alkire Wittich by Deed Book 158 Page 403 also being part of a 76.81 acre tract (Original Parcel Two) conveyed to Wittich Farms by Deed Book 256 Page 489 and being more particularly described as follows:

Beginning at iron pin and cap set in the North right-of-way line of East Main Street (U.S. 62 and State Route 3) said iron pin and cap is at the intersection of said North right-of-way line with the West line of said 0.457 acre tract said iron pin and cap is also 40 feet left of Station 53+10.29 as shown on State of Ohio right-of-way plans S.H. 50 Sec. Mt. Sterling (Pt.) & G. (Pt.) Sheet 2 of 2;

Thence, with the West line of said 0.457 acre tract North 13 deg. 21 min. 29 sec. West a distance of 194.94 feet to a 3/4 inch T bar and cap found at the Northwest corner of said 0.457 acre tract;

Thence, with the North line of said 0.457 acre tract North 76 deg. 40 min. 28 sec. East, passing a 3/4 inch T bar and cap found at the northwest corner of said 0.457 acre tract at 99.97 feet, also passing a 3/4 inch T bar and cap found at the northeast corner of said 0.459 acre tract at 199.97 feet, a total distance of 236.97 feet to an iron pin and cap set;

Thence, across said 76.81 acre tract South 14 deg. 39 min. 30 sec. East a distance of 194.89 feet to an iron pin and cap set in the north right-of-way of said East Main Street;

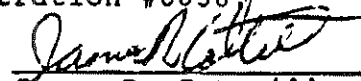
Thence, with said North right-of-way line South 76 deg. 39 min. 00 sec. West passing the East line of said 0.459 acre tract at 41.40 feet, also passing the line between said 0.459 and 0.457 acre tracts at 141.40 feet, a total distance of 241.39 feet returning to the point of beginning containing 1.0701 acres more or less of which 0.4474 acres is from said 0.457 acre tract and 0.4473 acres is from said 0.4559 acre tract and 0.1754 acres is from said 76.81 acre tract;

Bearings are based on the centerline of Main Street as shown on State of Ohio right-of-way plans S.H. 50 sec. Mt. Sterling (Pt.) and G. (Pt.) sheet 2 of 2.

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.

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