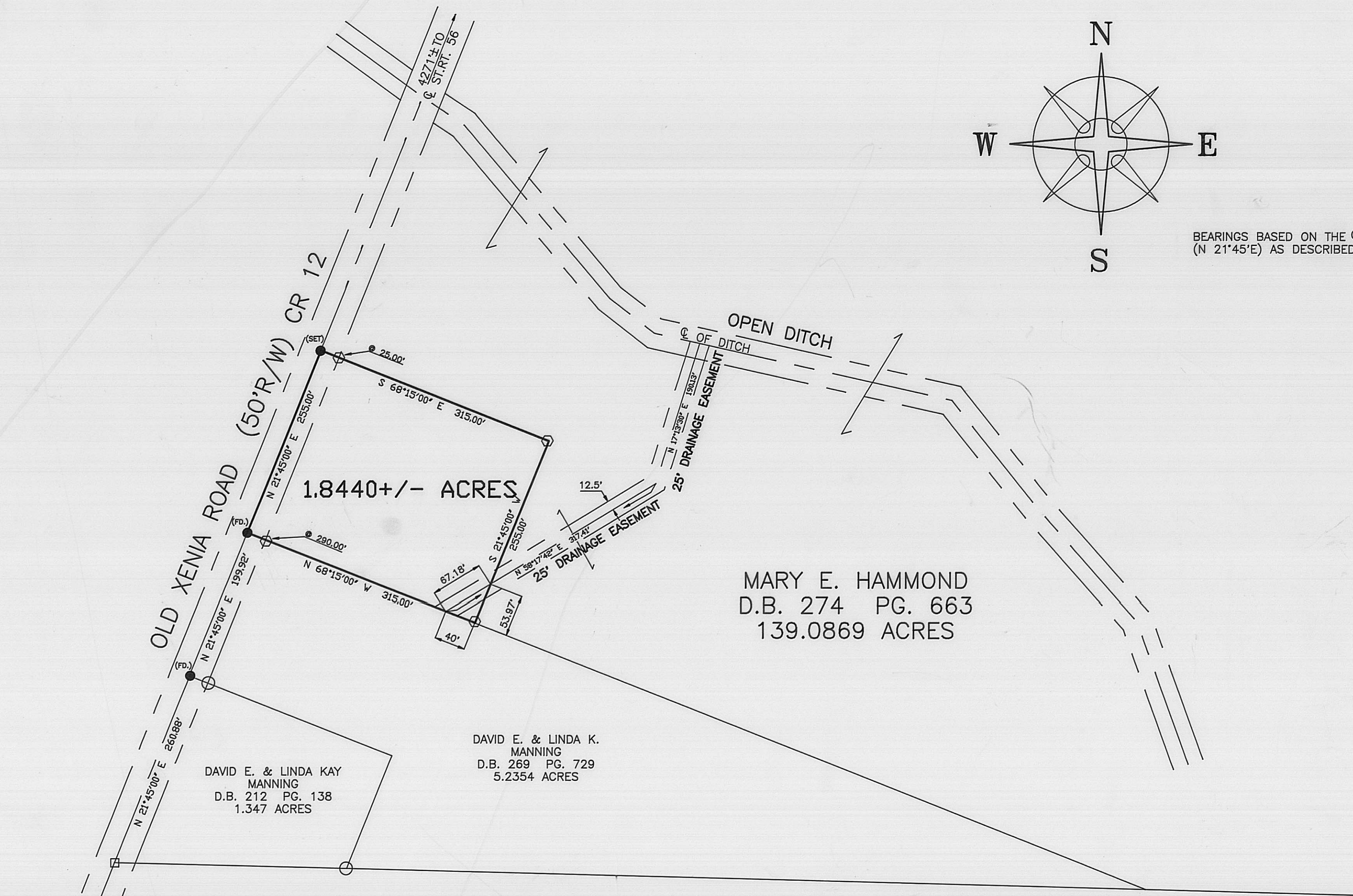


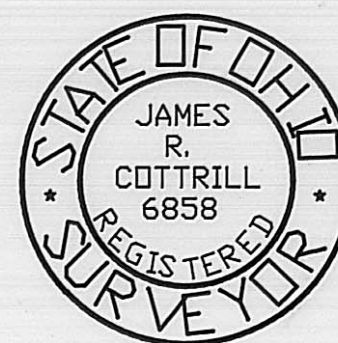
BEARINGS BASED ON THE C OF OLD XENIA ROAD
(N 21°45'E) AS DESCRIBED IN D.B. 274 PG. 663.



LEGEND

- 3/4" ϕ IRON PIPE (FOUND)
- SOLID IRON PIN (FOUND)
- RAIL ROAD SPIKE
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)

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



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

James R. Cottrill DATE: 10-17-97

JAMES R. COTTRILL P.S.

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

1.8440± ACRES, VMS 8846,
UNION TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR ASHLEY BUTIN.

DATE DRAWN:
10-14-97
JOB # S971006
F. B. # 17

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

CREW: JJ, MW
DWN. BY: RC
CK. BY:

The following described 1.8440 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 8846, and being part of a 139.0869 acre tract conveyed to Mary E. Hammond by Deed Book 274 Page 663 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Old Xenia Road (50 foot right-of-way) (County Road 12) said railroad spike being the northwest corner of a 5.2354 acre tract conveyed to David E. and Linda K. Manning by Deed Book 269 Page 729;

Thence, with the centerline of Old Xenia Road North 21 deg. 45 min. 00 sec. East a distance of 255.00 feet to a railroad spike set in said centerline;

Thence, across said 139.0869 acre tract the following two courses:

1) South 68 deg. 15 min. 00 sec. East being perpendicular to the centerline of Old Xenia Road passing an iron pin and cap set at 25.00 feet, a total distance of 315.00 feet to an iron pin and cap set

2) South 21 deg. 45 min. 00 sec. West being parallel to the centerline of Old Xenia Road a distance of 255.00 feet to an iron pin and cap set in the North line of Manning's 5.2354 acre tract;

Thence, with said North line North 68 deg. 15 min. 00 sec. West passing an iron pin and cap set at 290.00 feet, a total distance of 315.00 feet returning to the point of beginning containing 1.8440 acres more or less.

Subject to and with the benefit of a 25 foot drainage easement said easement extends from the North line of Manning's 5.2354 acre tract to the centerline of an open ditch and is 12.5 feet left and right of the following described baseline:

Beginning at a point in the North line of said 5.2354 acre tract said point bears North 68 deg. 15 min. 00 sec. West a distance of 40.00 feet from an iron pin and cap set at the southeast corner of the here-in-above described 1.8440 acre tract;

Thence, across said 139.0869 acre tract the following two courses:

1) North 58 deg. 17 min. 42 sec. East, passing the southeast line of said 1.8440 acre tract at 67.18 feet, a total distance of 317.41 feet

2) North 17 deg. 13 min. 30 sec. East a distance of 190.13 feet to a point in the centerline of said ditch.

Bearings are based on the centerline of Old Xenia Road (North 21 deg. 45 min. East) as described in Deed Book 274 Page 663.

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 Oct. 14, 1997 by James R. Cottrill registration #6858.