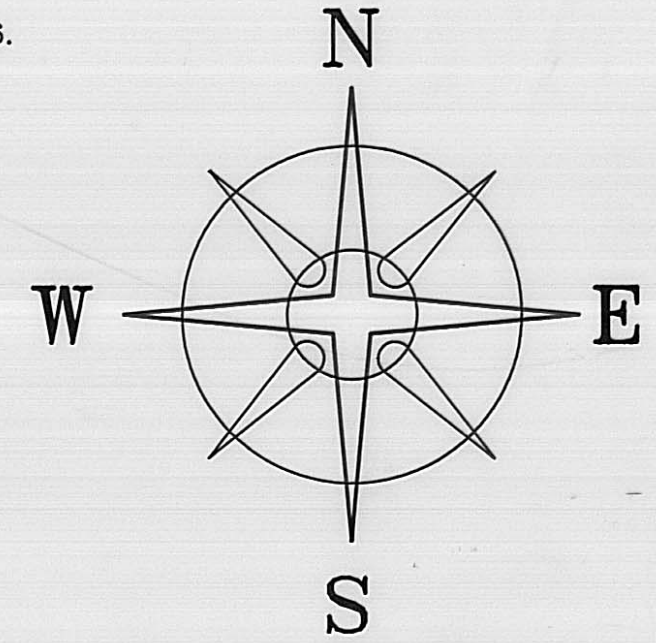


BEARINGS BASED ON THE C OF ST.RT. 323
(S 88°00'E) AS DESCRIBED IN D.B. 204 PG. 496.



DEED REFERENCE

BEVERLY WEAVER
D.B. 204 PG. 496
5.607 ACRES

PAUL J. FLUCKE ET.AL.
D.B. 288 PG. 771
404.650 ACRES

FRANCIS L. & EDITH M. REDDING
D.B. 226 PG. 265
1.015 AC.

CENTERS OF COLUMBIA
VMS 9440-9479
VMS 464
2.0041+/- ACRES
E.2811+/- ACRES

CENTER OF DITCH
N 09°15'17" E 468.24'

4.2852+/- ACRES

1.3793+/- ACRES

1.3575+/- ACRES
IN VMS 464

0.0218+/- ACRES
IN VMS 9440-9479

JR & JOAN DAVIS
O.R. 2 PG. 528
3.9599 ACRES

SET ON SOUTH
SIDE OF WOOD FENCE
POST

LEGEND

- ⊙ CONCRETE NAIL & SHINNER (SET)
- WOOD FENCE POST (FOUND)
- △ R/W MONUMENT (FOUND)
- RAIL ROAD SPIKE (FOUND)
- P K NAIL (FOUND)
- ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

73/98



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

James R. Cottrill DATE: 8-12-97

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

4.2852± & 1.3793± ACRES,
VMS 464 & 9440-9479,
PLEASANT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR BEVERLY WEAVER.

DATE DRAWN: 8-12-97	SCALE : 1" = 60'	CREW: JJ,B.M.
JOB # S970803	60' 30' 0 60'	DWN. BY: RC
F. B. # 16		CK. BY: RC

Description of 4.2852 acre tract
Surveyed for Beverly Weaver

The following described 4.2852 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 464 and 9440-9479, and being part of a 5.607 acre tract conveyed to Beverly Weaver by Deed Book 204 Page 496 and being more particularly described as follows:

Beginning at a Pk nail found at the intersection of State Route 323 (50 foot right-of-way) with the centerline of State Route 56 (London-Circleville Road)(60 foot right-of-way)

Thence, with the centerline of State Route 56 South 04 deg. 54 min. 51 sec. East, passing a PK nail found at 142.04 feet, a total distance of 275.89 feet to a concrete nail and shinner set in said centerline;

Thence, across said 5.607 acre tract the following two new courses:

1) South 71 deg. 42 min. 26 sec. West, passing an iron pin and cap set at 30.73 feet, a total distance of 251.00 feet to an iron pin and cap set

2) South 04 deg. 53 min. 28 sec. East a distance of 246.02 feet to an iron pin and cap set in the North line of a 3.9599 acre tract conveyed to JR and Joan Davis by Official Record 2 Page 528;

Thence, with said North line South 71 deg. 42 min. 26 sec. West, passing an iron pin and cap set 341.66 feet, a total distance of 354.12 feet to the southwest corner of said 5.607 acre tract also being the centerline of a ditch said point also being the East line of a 404.650 acre tract conveyed to Paul J. Flucke et.al. by Deed Book 288 Page 771;

Thence, with the centerline of said ditch and the East line of said 404.650 acre tract North 09 deg. 15 min. 17 sec. East a distance of 468.24 feet, to the southwest corner of a 1.015 acre tract conveyed to Francis L. and Edith M. Redding by Deed Book 226 Page 265;

Thence, with the South line of said 1.015 acre tract South 88 deg. 00 min. 00 sec. East, passing an iron pin and cap set at 15.00 feet, also passing the southwest corner of a 0.298 acre tract also conveyed to Francis L. and Edith M. Redding by Deed Book 226 Page 265 at 183.48 feet, a total distance of 250.47 feet to an iron pin and cap set at the southeast corner of said 0.298 acre tract;

Thence, with the East line of said 0.298 acre tract North 05 deg. 38 min. 42 sec. West, passing a wood fence post found at 236.91 feet, a total distance of 265.86 feet to a railroad spike set in the centerline of State Route 323;

Thence, with said centerline South 88 deg. 00 min. 00 sec. East a distance of 230.59 feet returning to the point of beginning containing 4.2852 acres more or less of which 2.0041 acres is in V.M.S. 464 and 2.2811 acres is in V.M.S. 9440-9479.

Subject to a gas line easement also subject to a 30 foot drainage easement said drainage easement is tangent to and North the North line of Davis 3.9599 acre tract and extends from the West line of said 5.607 acre tract to the East line of the here-in-above described 4.2852 acre tract and is tangent to and left of the following described baseline

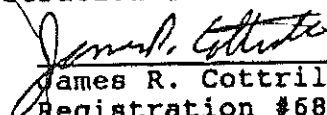
Beginning at the southwest corner of said Weaver's 5.607 acre tract North 71 deg. 42 min. 26 sec. East a distance of 354.12 feet to an iron pin and cap set at the eastern terminus of said 30 foot drainage easement;

Bearings are based on the centerline of State Route 323 (South 88 deg. 00 min. East) as described in Deed Book 204 Page 496.

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 Aug. 12, 1997 by James R. Cottrill registration #6858.


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

Description of 1.3793 acre tract
Surveyed for Beverly Weaver

The following described 1.3793 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 464 and 9440-9479, and being part of a 5.607 acre tract conveyed to Beverly Weaver by Deed Book 204 Page 496 and being more particularly described as follows:

Beginning at concrete nail and shinner set in the centerline of State Route 56 (London-Circleville Road)(60 foot right-of-way) said nail is at the southeast corner of said 5.607 acre tract and the Northeast corner of a 3.9599 acre tract conveyed to JR and Joan Davis by Official Record 2 Page 528;

Thence, with the North line of said 3.9599 acre tract South 71 deg. 42 min. 26 sec. West, passing a wood fence post found at 30.84 feet, a total distance of 251.10 feet, to an iron pin and cap set;

Thence, across said 5.607 acre tract the following two new courses:

1) North 04 deg. 53 min. 28 sec. West a distance of 246.02 feet to an iron pin and set

2) Thence, North 71 deg. 42 min. 26 sec. East, passing an iron pin and cap set at 220.27 feet, a total distance of 251.00 feet, to a concrete nail and shinner set in the centerline of State Route 56;

Thence, with said centerline South 04 deg. 54 min. 51 sec. East a distance of 246.00 feet returning to the point of beginning containing 1.3793 acres more or less of which 1.3575 acres is in V.M.S. 464 and 0.0218 acres is in V.M.S. 9440-9479.

With the benefit of a 30 foot drainage easement said drainage easement is tangent to an North of the North line of said 3.9599 acre tract and extends from the West line of the here-in-above described 1.3793 acre tract to the West line of said 5.607 acre tract said drainage easement is tangent to and right of the following described baseline:

Beginning at an iron pin and cap set at the southwest corner of the here-in-above described 1.3793 acre tract;

Thence, South 71 deg. 42 min. 26 sec. West, passing an iron pin and cap set at 341.66 feet, a total distance of 354.12 feet to the centerline of ditch and also being the southwest corner of said 5.607 acre tract and the western terminus of said drainage 30 foot drainage easement;

Bearings are based on the centerline of State Route 323 (South 88 deg. 00 min. East) as described in Deed Book 204 Page 496.

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 Aug. 12, 1997 by James R. Cottrill registration #6858.

