

BEARINGS BASED ON THE C OF SPRINGVALLEY ROAD  
(N 21°15'W) AS DESCRIBED IN D.B. 215 PG. 109.



NED J. SPEASMAKER  
ET.AL.  
D.B. 215 PG. 109  
14.4464 ACRES

NED J. SPEASMAKER  
ET.AL.  
D.B. 215 PG. 109  
90 ACRES

LEGEND

- △ IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
  - 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

1.1676± & 1.0110± ACRES,  
VMS 7976, UNION TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR NED SPEASMAKER.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 5-18-98

|                        |                                   |              |
|------------------------|-----------------------------------|--------------|
| DATE DRAWN:<br>5-18-98 | SCALE : 1" = 50'<br>50' 25' 0 50' | CREW: JJ, MW |
| JOB # S980511          |                                   | DWN. BY: RC  |
| F. B. # 19             |                                   | CK. BY:      |

The following described 1.0110 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 7976, and being part of a 14.4464 acre tract conveyed to Ned J. Speasmaker et al. by Deed Book 215 Page 109 and being more particularly described as follows:

Beginning at a point in the centerline of Spring Valley Road (County Road 71) said point being the southeast corner of said 14.4464 acre tract also being the northeast corner of a 90 acre tract conveyed to Ned J. Speasmaker et al. by Deed Book 215 Page 109;

Thence, with the line between said 14.4464 acre and said 90 acre tract South 73 deg. 23 min. 41 sec. West, passing an iron pin and cap set at 13.13 feet, a total distance of 207.21 feet, to an iron pin and cap set in said line;

Thence, across said 14.4464 acre tract the following two courses:

1) North 22 deg. 38 min. 37 sec. West a distance of 201.15 feet to an iron pin and cap set

2) North 68 deg. 01 min. 38 sec. East, passing an iron pin and cap set at 193.23 feet, a total distance of 211.44 feet to a point in the centerline of Spring Valley Road

Thence, with said centerline South 21 deg. 15 min. 00 sec. East a distance of 220.54 feet returning to the point of beginning containing 1.0110 acres more or less.

Bearings are based on the centerline of Spring Valley Road (North 21 deg. 15 min. West) as described in Deed Book 215 Page 109.

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 May 18, 1998 by James R. Cottrill registration #6858.

Description of 1.1676 acre tract  
Surveyed for Ned Speasmaker

The following described 1.1676 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 7976, and being part of a 14.4464 acre tract conveyed to Ned J. Speasmaker et.al. by Deed Book 215 Page 109 and being more particularly described as follows:

Beginning at a point in the centerline of Spring Valley Road (County Road 71) said point is corner to said 14.4464 acre tract and the southeast corner of 0.5046 acre tract conveyed to Robert L. Jr. and Karen Dulin by Deed Book 280 Page 472;

Thence, with the Southeast line of said 0.5046 acre tract South 64 deg. 51 min. 39 sec. West passing a iron pipe and aluminium cap stamped NCB 5969 found at 27.46 feet, a total distance of 217.55 feet to a iron pipe and aluminium cap stamped NCB 5969 found at the southwest corner of said 0.5046 acre tract;

Thence, across said 14.4464 acre tract the following two courses:

- 1) South 22 deg. 38 min. 37 sec. East a distance of 231.31 feet to an iron pin and cap set
- 2) North 68 deg. 01 min. 38 sec. East, passing an iron pin and cap set at 193.23 feet, a total distance of 211.44 feet to a point in the centerline of Spring Valley Road

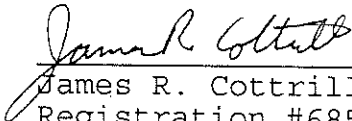
Thence, with said centerline North 21 deg. 15 min. 00 sec. West a distance of 243.33 feet returning to the point of beginning containing 1.1676 acres more or less.

Bearings are based on the centerline of Spring Valley Road (North 21 deg. 15 min. West) as described in Deed Book 215 Page 109.

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 May 18, 1998 by James R. Cottrill registration #6858.

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