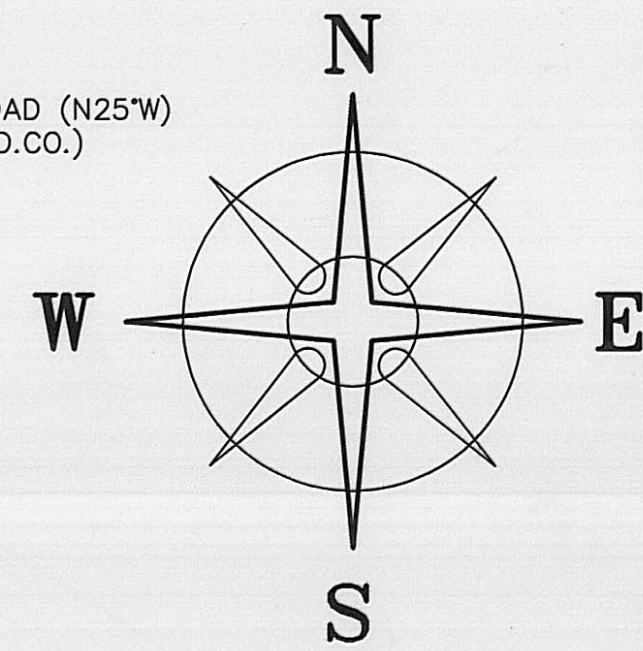
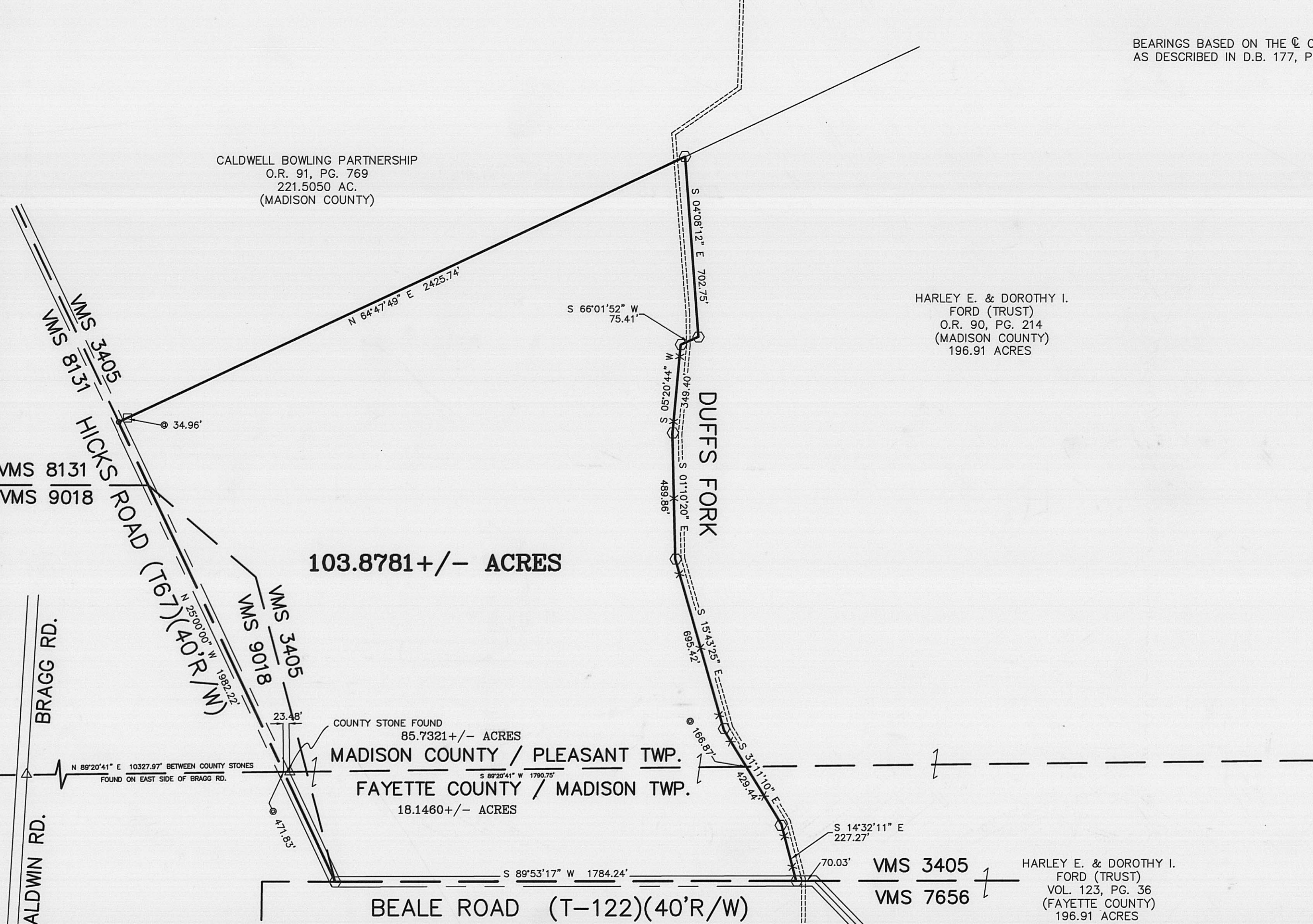


BEARINGS BASED ON THE \angle OF HICKS ROAD (N25°W)
AS DESCRIBED IN D.B. 177, PG. 692 (MAD.CO.)



CALDWELL BOWLING PARTNERSHIP
O.R. 91, PG. 769
221.5050 AC.
(MADISON COUNTY)

HARLEY E. & DOROTHY I.
FORD (TRUST)
O.R. 90, PG. 214
(MADISON COUNTY)
196.91 ACRES



103.8781+/- ACRES

85.7321+/- ACRES
MADISON COUNTY / PLEASANT TWP.
FAYETTE COUNTY / MADISON TWP.
18.1460+/- ACRES

BEALE ROAD (T-122)(40'R/W)

DEED REFERENCE
ANNA J. DILLEHAY
D.B. 177, PG. 692
(FAYETTE COUNTY)
D.B. 298, PG. 4
(MADISON COUNTY)
101.75 ACRES

LEGEND

- IRON PIPE (FOUND)
- ⊙ 3/4" IRON TEE BAR & CAP (FOUND)
- ⊕ DIA. SOLID IRON PIN (FOUND)
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "CLARK 6808" (FD.)
- △ COUNTY CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- 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.

118-99



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 12-2-99

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

103.8781± ACRES, VMS 9018, 3405, MADISON TWP./FAYETTE CO., PLEASANT TWP./MADISON CO., OH. SURVEYED FOR ANNA J. DILLEHAY

DATE DRAWN: 11-23-99
JOB #S991109
F. B. #23

SCALE: 1" = 300'
300' 150' 0 300'

CREW: MW, JB
DWN. BY: JB
CK. BY:

The following described 103.8781 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, and Madison Township of Fayette County, V.M.S. 9018 and 3405, and being all that remains of a 101.75 acre tract conveyed to Anna J. Dillehay by Deed Book 177 Page 692 in Fayette County, and Deed Book 298 Page 4 in Madison County, and being more particularly described as follows

Beginning at an iron pin and cap set at an angle point in the centerline of Beale Road (Township Road 122)(40 foot right-of-way) said iron pin and cap is also at the corner of V.M.S. 3405 and 9818 and in the North line of V.M.S. 7656 also being the southwest corner of said said 101.75 acre tract;

Thence, with the centerline of said Beale Road North 25 deg. 00 min. 00 sec. West, passing the county line at 471.83 feet road changes to Hicks Road (Township Road 67)(40 foot right-of-way) a total distance of 1982.22 feet to a PK nail found in the centerline of Hicks Road at the southwest corner of a 221.5050 acre tract conveyed to Caldwell Bowling Partnership by Official Record 91 Page 769 in Madison County;

Thence, with the Southeast line of said 221.5050 acre tract North ⁶⁴ deg. 47 min. 49 sec. East, passing a 5/8 inch diameter rebar and yellow plastic cap stamped Clark 6808 (found) at 34.96 feet also crossing Duff's Fork, a total distance of 2425.74 feet to an iron pin and cap set on the West bank of said Duff's Fork said iron pin and cap is also at the northwest corner of a 196.91 acre tract conveyed to Harley E. and Dorothy L. Ford (Trust) by Official Record 90 Page 214 in Madison County;

Thence, with said 196.91 acre tract the following seven courses:

- 1) South 04 deg. 08 min. 12 sec. East along the East bank of said Duff's Fork a distance of 702.75 feet to an iron pin and cap set
- 2) South 66 deg. 01 min. 52 sec. West, crossing Duff's Fork a distance of 75.41 feet to an iron pin and cap set on the West bank of Duff's Fork
- 3) South 05 deg. 20 min. 44 sec. West along the West side of Duff's Fork a distance of 349.40 feet, to an iron pin and cap set
- 4) South 01 deg. 10 min. 20 sec. East a distance of 489.86 feet to an iron pin and cap set on the East bank of Duff's Fork
- 5) South 15 deg. 43 min. 25 sec. East a distance of 695.42 feet to an iron pin and cap set near the West bank of Duff's Fork
- 6) South 31 deg. 11 min. 10 sec. East crossing the Madison and Fayette County line at 166.87 feet, a total distance of 429.44 feet to an iron pin and cap set near the West bank of Duff's Fork
- 7) South 14 deg. 32 min. 11 sec. East a distance of 227.27 feet to an iron pin and cap set in the line between V.M.S. 3405 and 7856 being at the southeast corner of said 101.75 acre tract and in the centerline extended of Beale Road;

Thence, with said centerline South 89 deg. 53 min. 17 sec. West a distance of 1784.24 feet returning to the point of beginning containing 103.8781 acres more or less, of which 85.7321 acres is in Madison County Pleasant Township, and 18.1460 acres is in Fayette County Madison Township.

Bearings are based on the centerline of Hicks Road (North 25 deg. West) as described in Deed Book 177 Page 692 in Madison County.

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 November 23, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.