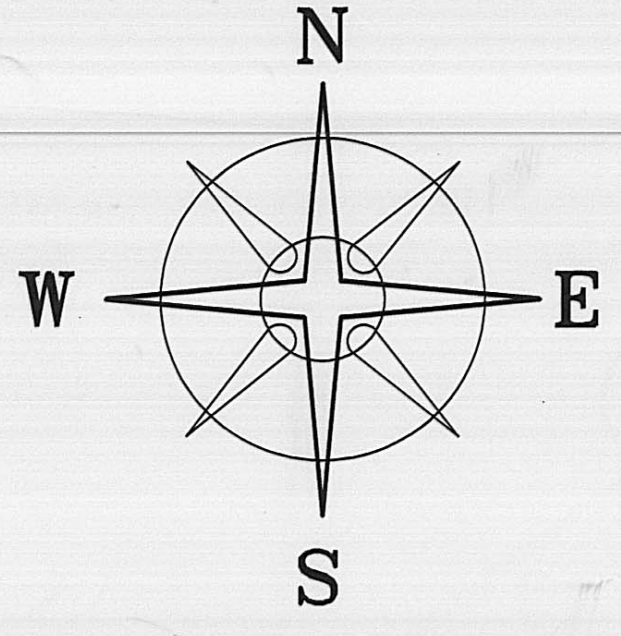


NOTES

2.5474± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO FOLLROD'S 6.731 ACRE TRACT.
VMS LINE ARE SCALED FROM TAX MAP.



* BEARINGS BASED ON THE WEST LINE OF KOENER'S 213.40 ACRE TRACT (N16°45'E) AS DESCRIBED IN VOL. 97, PG. 1404.

ACREAGE IN VMS		
VMS 5891	31.8970+/- ACRES	(390)
VMS 9696	109.8662+/- ACRES	(388)
VMS 6110	12.2368+/- ACRES	(389)

154.0000+/- ACRES

DEED REFERENCE

WILLIAM L. KOERNER
RONALD E. KOERNER
KAREN S. KOERNER
PATRICIA A. KOERNER

D. R. 97, PG. 1404

- (A) 12.22 ACRES (PARCEL 4) (389)
- (B) 3.83 ACRE (PARCEL 3) NO PARCEL NUMBER
- (C) 213.40 ACRES (PARCEL 1) (388) (390)

LEGEND

- ⊕ IRON PIPE & AL. CAP (FOUND)
- IRON PIPE (FOUND)
- SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- P K NAIL (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊗ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊠ WOODEN FENCE POST (FOUND)
- 5/8" ♂ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- TAX MAP PARCEL NUMBER

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
DATE: 4-1-99

JAMES R. COTTRILL P.S.
8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811

PLAT OF
2.5474± & 154.0000± ACRES,
VMS 9696, 6110, & 5891,
RANGE TWP, MADISON CO., OHIO.
SURVEYED FOR WILLIAM KOERNER

DATE DRAWN: 4/1/99	SCALE: 1"=200' 200' 100' 0' 200'	CREW: E.J. MW
JOB# S990308		DWN. BY: E.J.
F.B. # 21		CK. BY: JRC

38/99



The following described 154.0000 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5891, 9696, and 6110, and being all of a 12.22 acre tract (Parcel 4), part of a 3.83 acre tract (Parcel 3) and part of a 213.40 acre tract (Parcel 1) all conveyed to William L. Koerner, Ronald E. Koerner, Karen S. Koerner, and Patricia A. Koerner by Official Record 97, Page 1404, and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Johnston Road with the centerline of Yankeetown-Chenoweth Road (County Road 9)(50 foot right-of-way)

Thence, with the centerline of said Yankeetown-Chenoweth Road the following two courses:

- 1) South 39 deg. 40 min. 13 sec. East a distance of 100.54 feet to a railroad spike found
- 2) South 60 deg. 59 min. 15 sec. East, passing a railroad spike found at the northeast corner of a 6.731 acre tract conveyed to Jerry L. and Phyliss J. Follrod by Volume 289, Page 497 at 345.00 feet a total distance of 475.00 feet to a railroad spike found at the northeast corner of a 0.6267 acre tract conveyed to Jerry L. and Phyliss J. Follrod by Volume 293, page 475 said railroad spike being also the true point of beginning of said 154.0000 acre tract;

Thence continuing with the centerline of Yankeetown-Chenoweth Road South 60 deg. 57 min. 39 sec. East a distance of 785.74 feet to a PK nail found in said centerline at the northern most corner of a 96.4598 acre tract conveyed to Robert P. and Mildred L. Trehearne by Volume 87, Page 977;

Thence, with the west line of said 96.4598 acre tract the following two courses;

- 1) South 31 deg. 50 min. 32 sec. West, passing a double angle iron fence post found at 27.90 feet, a total distance of 1407.57 feet to a iron pipe found
- 2) South 03 deg.14 min. 44 sec., West a distance of 974.66 feet to a iron pipe found at the northeast corner of a 37.7640 acre tract conveyed to Esther C. Thomas by Volume 228, Page 122 said iron pipe is also at the northwest corner of a 15.09 acre tract also conveyed to Esther C. Thomas by Volume 228, Page 122 said iron pipe is also in the line between V.M.S. 9696 and 6110;

Thence, with said line North 86 deg. 51 min. 54 sec., West a distance of 1942.76 feet to a corner stone found at the northwest corner of a 12.22 acre tract conveyed to Roger E. and Pamela Fay Call by Volume 76, Page 59 said stone is also at the northeast corner of said Koerner's 12.22 acre tract;

Thence, with the line between said 12.22 acre tracts South 03 deg. 01 min. 55 sec., West a distance of 1032.22 feet to a wood fence post found at the northern corner common to a 12.22 acre tract and 24.4 acre tract both conveyed to Roger E. and Pamela Fay Call by Volume 76, Page 59;

Thence, with the North line of said 24.4 acre tract North 87 deg. 26 min. 04 sec., West a distance of 515.25 feet to an iron pin and cap set at the southeast corner of a 12.22 acre tract conveyed to Annabel L. Call by Volume 279, Page 334;

Thence, with the East line of said 12.22 acre tract North 03 deg. 02 min. 50 sec., East a distance of 1037.44 feet to a double angle iron fence post found at the northwest corner of said Call's 12.22 acre tract also in the line between V.M.S. 9696 and V.M.S. 6110;

Thence, with said line the following two courses:

- 1) North 86 deg. 51 min. 16 sec., West a distance of 147.10 feet to an iron pin and cap set
- 2) North 16 deg. 45 min. 00 sec., East a distance of 2405.79 feet to a double angle iron fence post found corner to V.M.S. 9696, 6110 and 6290 said double angle iron fence post is at the northeast corner of a 150 acre tract conveyed to Annabel L. Call by Deed Book 279, Page 334 also corner to a 169.3 acre tract conveyed to Jerry and Lois Beauman jt.lvs.by Volume 291, Page 709;

Thence, with the southern line of said 169.3 acre tract and the line between V.M.S. 6290 and 9696 North 70 deg. 27 min. 27 sec., East passing the northwest corner of said 3.83 acre tract at 861.63 feet, a total distance of 1040.45 feet to an iron pin and cap set said iron pin and cap bears North 52 deg. 43 min. 34 sec. West a distance of 1.79 feet from a iron pipe and aluminum cap found at the northwest corner of said Follrod's 6.731 acre tract;

Thence, across said 3.83 and 213.40 acre tract South 36 deg. 59 min. 26 sec., East, passing the line between said tracts at 272.57 feet, a total distance of 900.76 feet to an iron pin and cap set;

Thence, continuing with the line across said 213.40 acre tract and also the southeast line of said Follrod's 0.6267 acre tract North 46 deg. 12 min. 40 sec., East, passing a iron pipe and aluminum cap found at the southern most corner of said 0.6267 acre tract at 247.29 feet, also passing an iron pin and cap set at 660.78 feet, a total distance of 686.95 feet returning to the true point of beginning containing 154.0000 acres, more or less, of which 140.1831 acres from said 213.40 acre tract, 1.5801 acres is from said 3.83 acre tract, and 12.2368 acres is all of said 12.22 acre tract;

Bearings are based on the West line of said Koerner's 213.40 acre tract (North 16 deg. 45 min. East) as described in Official Record 97, Page 1404.

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 April 1, 1999 by James R. Cottrill, registration #6858,

Description of a 2.5474 acre tract
Surveyed for William Koerner

The following described 2.5474 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5891, and being part of a 3.83 acre tract (Parcel 3) also being part of a 213.40 acre tract (parcel 1) both conveyed to William L. Koerner, Ronald E. Koerner, Karen S. Koerner, and Patricia A. Koerner by Official Record 97 Page 1404 and being more particularly described as follows:

Beginning at a iron pin found in the centerline of Yankeetown-Chenoweth Road (County Road 9) (50 foot right-of-way) said iron pin being at the northern most corner of a 6.731 acre tract conveyed to Jerry L. and Phylliss J. Follrod by Volume 289 Page 497 said iron pin bears North 39 deg. 40 min. 13 sec. West a distance of 135.00 feet from an iron pin found at the intersection of Yankeetown-Chenoweth centerline with the centerline of Johnston Road;

Thence, with the Northern most line of said Follrod's 6.731 acre tract South 70 deg. 17 min. 09 sec. West, passing a double angle iron fence post broken off at the ground at 28.13 feet, a total distance of 500.00 feet to a iron pipe and aluminum cap found at the northwest corner of said 6.731 acre tract;

Thence, with the southwest line of said 6.731 acre tract South 52 deg. 43 min. 34 sec. East, passing the line between said 3.83 and 213.40 acre tracts at 283.57 feet, a total distance of 903.63 feet to iron pipe and aluminum cap found at the southern most corner of said 6.731 acre tract also being the southwest corner of a 0.6267 acre tract conveyed to Jerry L and Phylliss J. Follrod by Volume 293 Page 475;

Thence, with the extension of the southeast line of said 0.6267 acre tract South 46 deg. 12 min. 40 sec. West a distance of 247.29 feet to an iron pin and cap set ;

Thence, across said 213.40 acre and 3.83 acre tract North 36 deg. 59 min. 26 sec. West, passing the line between said tracts at 628.19 feet, a total distance of 900.76 feet to an iron pin and cap set in the southeast line of a 169.3 acre tract conveyed to Jerry and Lois Beauman jt. Lv. By Volume 291 Page 709 ;

Thence, with said line North 70 deg. 27 min. 27 sec. East a distance of 500.98 feet returning to the point of beginning containing 2.5474 acres more or less of which 0.2507 acres is from said 3.38 acre tract and 2.2967 acres is part of said 213.40 acre tract;

Bearings are based on the West line of said Koerner's 213.40 acre tract (North 16 deg. 45 min. East) as described in official record 97 Page 1404.

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 April 1, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.