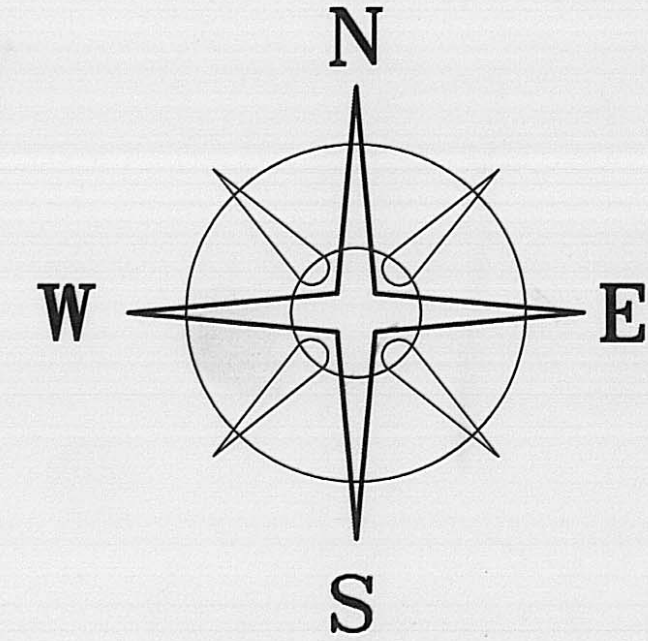


BEARINGS BASED ON THE C OF ST. RT. 56
 (S 34°34' E) AS DESCRIBED IN VOL. 10 PG. 1085.

THE STATE OF OHIO
 (PRISON FARM)
 D. B. 88 PG. 554
 1411.721 AC.

PHILIP B. & NANCY C.
 WALL
 D. R. 44 PG. 408
 4.8679 ACRES



CATCH BASIN
 TOP GRATE: 95.0
 INV. 91.6

24" PLASTIC PIPE

E/P

INV. 91.3

STATE ROUTE 56
 (60' R/W)

4.8281± ACRES

4.8016± ACRES

DEED REFERENCE

KENNISON A. SIMS
 D. R. 10 PG. 1084
 86.41 ORIG. ACRES (FIRST TRACT)

891

LEGEND

- ☆ 30' SQ. CONCRETE FENCE POST (FOUND)
 - RAILROAD RAIL (FOUND)
 - IRON PIN (FOUND)
 - △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS-7759" (FOUND)
 - ◇ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

39/99

JAMES R. COTTRILL P.S.

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

4.8281± & 4.8016± ACRES,
 VMS 8864, UNION TOWNSHIP,
 MADISON COUNTY, OHIO.
 SURVEYED FOR KENNISON SIMS.



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

James R. Cottrill DATE: 2-23-99

DATE DRAWN:
 2-18-99
 JOB #S990210
 F. B. # 21

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

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

Description of 4.8281 acre tract
Surveyed for Kennison Sims

The following described 4.8281 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 8864, and being part of the original 86.41 acre tract (First Tract) conveyed to Kennison A. Sims by Official Record 10 Page 1084 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 56 said iron pin being at the eastern most corner of a 1411.721 acre tract conveyed to the State of Ohio (Prison Farm) by Deed Book 88 Page 554 said iron pin is also the northern most corner of said 86.41 acre tract also being the northern corner of a 4.8679 acre tract conveyed to Philip B. and Nancy C. Wall by Official Record 44 Page 408;

Thence, with said centerline South 34 deg. 34 min. 00 sec. East a distance of 233.39 feet to the eastern most corner of said 4.8679 acre tract also being the the true point of beginning;

Thence, continuing with the centerline of State Route 56 South 34 deg. 34 min. 00 sec. East a distance of 235.06 feet to a point in said centerline;

Thence, across said 86.41 acre tract the following two new courses:

- 1) South 54 deg. 08 min. 22 sec. West, passing an iron pin and cap set at 30.00 feet, a total distance of 892.49 feet to an iron pin and cap set
- 2) North 35 deg. 45 min. 54 sec. West being parallel to the southwest line of said Wall's 4.8679 acre tract a distance of 235.00 feet to a 5/8 inch diameter rebar and yellow plastic stamped Elliott PS 7759 found at the southern most corner of said 4.8679 acre tract

Thence, with said 4.8679 acre tract North 54 deg. 08 min. 22 sec. East passing a 5/8 inch diameter rebar and yellow plastic cap stamped Elliott PS 7759 found at 869.63 feet, a total distance of 897.40 feet returning to the point of beginning containing 4.8281 acres more or less.

Bearings are based on the centerline of State Route 56 (South 34 deg. 34 min. East) as described in Volume 10 Page 1085).

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 February 18, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of 4.8016 acre tract
Surveyed for Kennison Sims

The following described 4.8016 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 8864, and being part of the original 86.41 acre tract (First Tract) conveyed to Kennison A. Sims by Official Record 10 Page 1084 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 56 said iron pin is at the eastern most corner of a 1411.721 acre tract conveyed to the State of Ohio (Prison Farm) as recorded in Deed Book 88 Page 554 said iron pin also being at the northern most corner of the original 86.41 acre tract also being the northern most corner of a 4.8679 acre tract conveyed to Philip B. and Nancy C. Wall by Official Record 44 Page 408;

Thence, with the centerline of State Route 56 South 34 deg. 34 min. 00 sec. East a distance of 468.45 feet to the true point of beginning;

Thence, continuing with said centerline South 34 deg. 34 min. 00 sec. East a distance of 235.06 feet to a point in said centerline

Thence, across said 86.41 acre tract the following three new courses:

- 1) South 54 deg. 08 min. 22 sec. West, passing an iron pin and cap set at 30.00 feet, a total distance of 887.57 feet to an iron pin and cap set
- 2) North 35 deg. 45 min. 54 sec. West a distance of 235.00 feet to an iron pin and cap set
- 3) North 54 deg. 08 min. 22 sec. East, passing an iron pin and cap set at 862.49 feet, a total distance of 892.49 feet returning to the true point of beginning containing 4.8016 acres more or less.

Bearings are based on the centerline of State Route 56 (South 34 deg. 34 min. East) as described in Volume 10 Page 1085).

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 February 18, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.