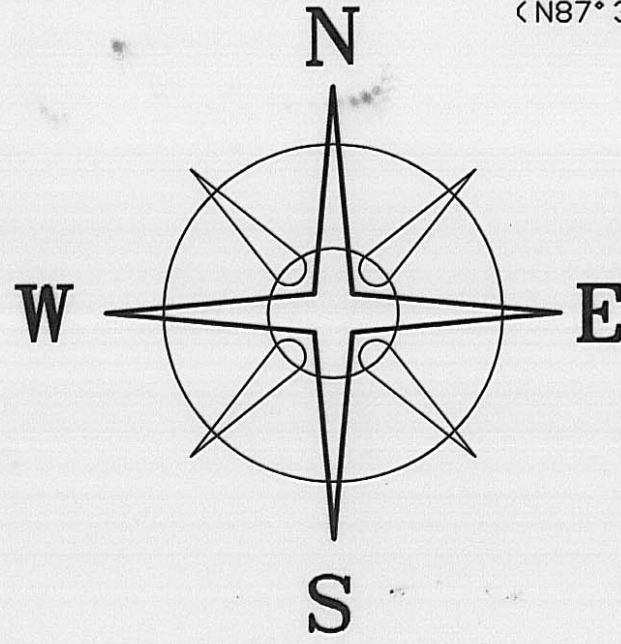


**DEED REFERENCE**

**GERALD J. & DOROTHY C.  
BETZ  
VOL. 273, PG. 193  
50 ACRES  
(TRACT ONE)**

BEARINGS BASED ON THE  $\bar{C}$  OF STATE ROUTE 323  
(N87°30'W) AS DESCRIBED IN VOL. 273, PG. 193.



**LEGEND**

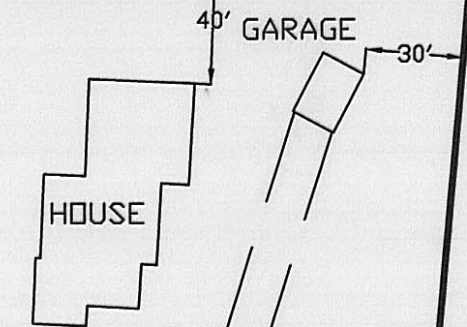
- IRON PIN (FOUND)
- RAIL ROAD SPIKE (SET)
- MAGNETIC NAIL (SET)
- ⊕ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

FOSTER REDMAN RD. (CR-74)

WILLIAM E. & BARBARA L.  
RADABAUGH  
VOL. 174 PG. 146  
96 ACRE

**4.1159 +/- ACRES**



*2.7577 C34  
1.3582 K0*



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

**4.1159 ACRES, V. M. S. 9096 9641,  
RANGE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO,  
SURVEYED FOR GERALD BETZ**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 4-1-99

DATE DRAWN: 03/18/99	SCALE: 1"=60' 60' 30' 0 60'	CREW: EJ, MW
JOB #S990307		DWN. BY: EM
F. B. #21		CK. BY: JRC

The following described 4.1159 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 9096 and 9641, and being part of a 50 acre tract (Tract One) conveyed to Gerald J. and Dorothy C. Betz by Volume 273, Page 193, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of State Route 323 at the southwest corner of said 50 acre tract also being the southeast corner of a 96 acre tract conveyed to William E. and Barbara L. Radabaugh by Volume 174, Page 146 said iron pin and cap bears South 87 deg. 30 min. 00 sec. East a distance of 1442.81 feet from an iron pin (found) at the intersection of the centerline of State Route 323 with the centerline of Foster Redman Road (County Road 74);

Thence, with the line between said 96 and said 50 acre tract North 05 deg. 05 min. 48 sec. East, passing an iron pin and cap set at 30.00 feet, a total distance of 550.26 feet to an iron pin and cap set;

Thence, across said 50 acre tract the following two courses:

- 1) South 87 deg. 30 min. 00 sec. East being parallel to the centerline of State Route 323 a distance of 326.16 feet to an iron pin and cap set;
- 2) South 05 deg. 05 min. 48 sec. West being parallel to the first course passing an iron pin and cap set at 520.26 feet, a total distance of 550.26 feet to a mag nail set in the centerline of State Route 323;

Thence, with said centerline North 87 deg. 30 min 00 sec. West a distance of 326.16 feet returning to the point of beginning containing 4.1159 acres, more or less.

Bearings are based on the centerline of State Route 323 (North 87 deg. 30 min. West) as described in Volume 273, Page 193.

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