

BEARINGS BASED ON THE C. OF OLD SPRINGFIELD RD.  
(S 78°45'00" E) AS DESCRIBED IN VOL. 67 PG. 337

138 RAYMOND COLLIFLOWER  
100.0 ACRES  
VOL. 84 PG. 133

108 LEVIE HEFT  
141.0 ACRES  
VOL. 290 PG. 480

THOMAS E. FINNEY et al.  
9,970.4 ACRES  
VOL. 273 PG. 557

JERALD R. BRYD et al.  
7,028.6 ACRES  
VOL. 84 PG. 924

JIMMY D. LITTLE  
6.0 ACRES  
VOL. 80 PG. 406

4.0450+/- ACRES  
4.0421+/- ACRES

LEASED AREA FOR  
RADIO TOWER

L=901.64'  
R=24601.08'  
Δ=02°06'00"  
C LEAN=901.59'  
BRG=N 85°24'47"

DAVIS ROAD (TWP. RD. 95) (40' R/W)

OLD SPRINGFIELD ROAD (C. R. 13) (50' R/W)

78.4710+/- ACRES

48.3312+/- ACRES

23.5369+/- ACRES

8.2889+/- ACRES

CONSOLIDATED RAIL CORP. R/W VOL. 237, PG. 255

DEED REFERENCE  
W. ROGER & ROMONA S. THOMPSON

- (A) 78.48 ACRES VOL. 298 PG. 146
- (B) 137.935 ACRES VOL. 298 PG. 146
- (C) 102.59 ACRES VOL. 245 PG. 74
- (D) 8.33 ACRES VOL. 245 PG. 74

(E) MARTIN J. & DORA V. BALLARD  
VOL. 297, PG. 620  
7,297.0 ACRES (846)

(F) DONALD MITCHELL GARRARD &  
LORI LITCHFIELD  
VOL. 5, PG. 338  
1,103 ACRES (847)

LEGEND

- ☆ 16" SQ. CONCRETE FENCE POST (FOUND)
  - 4" Ø IRON FENCE POST CUT OFF @ GROUND LEVEL (FOUND)
  - IRON PIPE (FOUND)
  - 5/8" DIA. SOLID IRON PIN (FOUND)
  - △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (FD.)
  - RAIL ROAD SPIKE (SET)
  - MAG NAIL (SET)
  - 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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 6-10-99

JAMES R. COTTRILL P.S.

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

PLAT OF  
23.5369±, 78.4710±, & 48.3312±  
ACRES, V. M. S. 6384, UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO,  
SURVEYED FOR ROGER THOMPSON

DATE DRAWN: 05/25/99 SCALE: 1"=200'  
JOB# S990514 F.B. #22  
CREW: MW, EJ  
DWN. BY: EM, RC  
CK. BY: RC

Description of 4.0450 acre tract  
Surveyed for Roger Thompson

The following described 4.0450 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 6384, and being part of a 102.59 acre tract conveyed to W. Roger and Ramona S. Thompson by Volume 245 Page 74 also being part of a 8.33 acre tract also conveyed to W. Roger and Ramona S. Thompson by Volume 245 page 74 and being more particularly described as follows:

Beginning at a iron pin found in an angle point in the centerline of Davis Road (Township Road 95)(40 foot right-of-way) said iron pin being at the northwest corner of said 8.33 acre tract and in the East line of said 102.59 acre tract;

Thence, with the centerline of Davis Road South 87 deg. 22 min. 28 sec. East a distance of 7.70 feet to an iron pin and cap set

Thence, with a new line across said 8.33 and said 102.59 acre tracts South 15 deg. 41 min. 59 sec. West, passing an iron pin and cap set at 23.53 feet, also passing the line between said 8.33 and 102.59 acre tracts at 33.64 feet, a total distance of 174.95 feet to an iron pin and cap set

Thence, across said 102.59 acre tract North 87 deg. 02 min. 36 sec. West a distance of 383.39 feet to an iron pin and cap set

Thence, continuing with a new line across said 102.59 acre tract North 02 deg. 36 min. 43 sec. East, passing a 16 inch square concrete fence post found at the southeast corner of a 141.0 acre tract conveyed to Lewis Heft by Volume 290 page 480 at 161.69 feet, a total distance of 429.45 feet to an iron pin and cap set at the southwest corner of a 6.0 acre tract conveyed to Jimmy D. Little by Volume 80 Page 406;

Thence, with the South line of said 6.0 acre tract South 87 deg. 02 min. 36 sec. East, passing an iron pin and cap set at 394.67 feet, a total distance of 414.67 feet to a railroad spike set in the centerline of Davis Road;

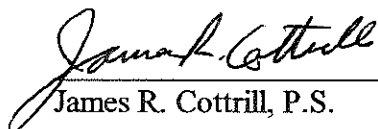
Thence, with said centerline South 02 deg. 28 min. 09 sec. West a distance of 258.85 feet returning to the point of beginning containing 4.0450 acres of which 4.0421 acres is part of said 102.59 acre tract and 0.0029 acres is part of said 8.33 acre tract.

Bearings are based on the centerline of Old Springfield Road (South 78 deg. 45 min. 00 sec. East) as described in Volume 67 Page 337.

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 19, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of 23.5369 acre tract  
Surveyed for Roger Thompson

The following described 23.5369 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 6384, and being part of a 102.59 acre tract also being part of a 8.33 acre tract both conveyed to W. Roger and Ramona S. Thompson by Volume 245 Page 74 and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the centerline of Davis Road (Township Road 95)(40 foot right-of-way) with the north right-of-way line of the Consolidated Railroad Corporation right-of-way as recorded in Volume 237 Page 255 said railroad spike also being in the East line of said 8.33 acre tract and the West line of a 137.935 acre tract conveyed to W. Roger and Ramona S. Thompson by Volume 298 Page 146;

Thence, with the North right-of-way line of said Consolidated Railroad Corporation North 84 deg. 21 min. 47 sec. West, passing an iron pin and cap set at 20.02 feet, a total distance of 661.50 feet to an iron pin and cap set

Thence, with a curve to the left said curve having a radius of 24601.08 feet Delta angle 2 deg. 6 min. 00 sec. length of arc 901.64 feet chord bears North 85 deg. 24 min. 47 sec. West a distance of 901.59 feet to an iron pin and cap set in said right-of-way line;

Thence, continuing with said right-of-way line North 86 deg. 27 min. 47 sec. West a distance of 1608.12 feet to an iron pin and cap set in the West line of V.M.S. 6384 also being in the East line of 100 acre tract conveyed to Raymond Colliflower by Volume 84 Page 133;

Thence, with said line North 02 deg. 25 min. 01 sec. East a distance of 292.89 feet to an iron pin and cap set at the southwest corner of a 141.0 acre tract conveyed to Lewis Heft by Volume 290 Page 480;

Thence, with the South line of said 141.0 acre tract South 88 deg. 05 min. 55 sec. East a distance of 1828.57 feet to a 16 inch square concrete fence post found at the southeast corner of said 141.0 acre tract

Thence, across said 102.59 acre tract the following three courses:

- 1) South 02 deg. 36 min. 43 sec. West a distance of 161.69 feet to an iron pin and cap set
- 2) South 87 deg. 02 min. 36 sec. East a distance of 383.39 feet to an iron pin and cap set
- 3) North 15 deg. 41 min. 59 sec. East, passing the line between said 102.59 and 8.33 acre tracts at 141.31 feet, also passing an iron pin and cap set at 151.42 feet, a total distance of 174.95 feet to an iron pin and cap set in the centerline of Davis Road;

Thence, with said centerline the following two courses:


- 1) South 87 deg. 22 min. 28 sec. East a distance of 921.05 feet to a 5/8 inch diameter solid iron pin found
- 2) South 02 deg. 52 min. 49 sec. West a distance of 413.71 feet returning to the point of beginning containing 23.5369 acres more or less, of which 8.2889 acres is part of said 8.33 acre tract and 15.2480 acres is part of said 102.59 acre tract.

Bearings are based on the centerline of Old Springfield Road (South 78 deg. 45 min. 00 sec. East) as described in Volume 67 Page 337.

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 19, 1999 by James R. Cottrill  
registration #6858.

  
James R. Cottrill, P.S.

Description of 48.3312 acre tract  
Surveyed for Roger Thompson

The following described 48.3312 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 6384, and being part of a 137.935 acre tract conveyed to W. Roger and Ramona S. Thompson by Volume 298 Page 146 and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the centerline Davis Road (township road 95)(40 foot right-of-way) with the North right-of-way line of Consolidated Railroad Corporation 100 foot right-of-way as recorded in Volume 237 Page 255 said railroad spike is in the West line of said 137.935 acre tract and in the East line of a 8.33 acre tract also conveyed to W. Roger and Ramona S. Thompson by Volume 245 page 74;

Thence, with the centerline of Davis Road North 02 deg. 52 min. 49 sec. East a distance of 413.71 feet to a 5/8 inch diameter iron pin found at an angle point in Davis Road also being in the South line of a 78.48 acre tract conveyed to W. Roger and Ramona S. Thompson by Volume 298 Page 146;

Thence, with said 78.48 acre tract the following two courses:

- 1) South 87 deg. 22 min. 28 sec. East a distance of 398.43 feet to a 4 inch diameter iron fence post cut off at ground level (found)
- 2) North 02 deg. 38 min. 26 sec. East a distance of 1996.63 feet to a 5/8 inch diameter iron pin found at the southwest corner of a 7.2970 acre tract conveyed to Martin J. and Dora V. Ballard by Volume 297 Page 620;

Thence, with said 7.2970 acre tract the following three courses:

- 1) South 71 deg. 14 min. 40 sec. East a distance of 396.89 feet to an 5/8 inch diameter iron pin found
- 2) South 87 deg. 50 min. 22 sec. East a distance of 325.73 feet to a 5/8 inch diameter iron pin found
- 3) North 02 deg. 42 min. 28 sec. East a distance of 145.80 feet to a 5/8 inch iron pin found at the southwest corner of a 1.103 acre tract conveyed to Donald Mitchell Garrard and Lori Litchfield by Volume 5 Page 338;

Thence, with said 1.103 acre tract the following two courses:

- 1) South 87 deg. 19 min. 30 sec. East a distance of 153.16 feet to a 5/8 inch diameter iron pin found
- 2) North 02 deg. 44 min. 48 sec. East passing a 5/8 inch diameter iron pin found at 276.81 feet, a total distance of 301.65 feet to a mag nail set in the centerline of Old Springfield Road (County Road 13)(50 foot right-of-way)

Thence, with said centerline South 78 deg. 45 min. 00 sec. East a distance of 47.34 feet to a railroad spike found at the northwest corner of a 22.10 acre tract conveyed to Harold W. and Judith I. Landis jt.lvs. by Volume 67 Page 337

Thence, with said 22.10 acre tract the following 10 courses:

- 1) South 02 deg. 44 min. 30 sec. West passing an iron pin and cap previously set at 30.00 feet, a total distance of 280.27 feet to an iron pin and cap previously set
- 2) South 46 deg. 08 min. 29 sec. West a distance of 173.97 feet to an iron pin and cap previously set
- 3) South 02 deg. 43 min. 17 sec West a distance of 1412.47 feet to an iron pin and cap previously set
- 4) South 87 deg. 41 min. 18 sec. East a distance of 27.15 feet to an iron pin and cap previously set
- 5) South 18 deg. 19 min. 03 sec. East a distance of 242.50 feet to an iron pin and cap previously set
- 6) South 02 deg. 39 min. 18 sec. West a distance of 231.31 feet to an iron pin and cap previously set

- 7) North 89 deg. 09 min. 12 sec. West a distance of 42.17 feet to an iron pin and cap previously set
- 8) South 01 deg. 23 min. 35 sec. West a distance of 143.48 feet to an iron pin and cap previously set
- 9) North 86 deg. 56 min. 50 sec. West a distance of 107.37 feet to an iron pin and cap previously set
- 10) South 01 deg. 23 min. 35 sec. West a distance of 383.63 feet to an iron pin and cap set in the North right-of-way line of Consolidated Railroad Corporation

Thence, with said North right-of-way line North 84 deg. 21 min. 47 sec. West, passing an iron pin and set at 1142.98 feet, a total distance of 1163.01 feet returning to the point of beginning containing 48.3312 acres more or less.

Bearings are based on the centerline of Old Springfield Road (South 78 deg. 45 min. 00 sec. East) as described in Volume 67 Page 337.

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 19, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of 78.4710 acre tract  
Surveyed for Roger Thompson

The following described 78.4710 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 6384 and being all of a 78.48 acre tract conveyed to W. Roger and Ramona S. Thompson by Volume 298 Page 146 and being more particularly described as follows:

Beginning at a railroad spike set at the centerline intersection of Davis Road (Township Road 95)(40 foot right-of-way) with the centerline of Old Springfield Road (County Road 13)(50 foot right-of-way) said railroad spike also being at the northwest corner of said 78.48 acre tract;

Thence, with the centerline of Old Springfield Road South 78 deg. 45 min. 00 sec. East a distance of 1350.57 feet to a mag nail set in said centerline at the northwest corner of a 7.2970 acre tract conveyed to Martin Martin J. and Dora V. Ballard by Volume 297 Page 620

Thence, with the West line of said 7.2970 acre tract South 02 deg. 39 min. 48 sec. West, passing a 5/8 inch diameter iron pin found at 25.11 feet, a total distance of 470.24 feet to a 5/8 inch diameter iron pin found at the southwest corner of said 7.2970 acre tract

Thence, with the following two courses of a 137.935 acre tract conveyed to W. Roger and Ramona S. Thompson by Volume 298 Page 146

- 1) South 02 deg. 38 min. 26 sec. West a distance of 1996.63 feet to a 4 inch diameter iron fence post cut off at ground level (found)
- 2) North 87 deg. 22 min. 28 sec. West passing a 5/8 inch diameter iron pin found corner to said 137.935 acre tract, also being at an angle point in the centerline of Davis Road at 398.43 feet and continuing with said centerline a total distance of 1327.18 feet to a 5/8 inch diameter iron pin found at an angle point in Davis Road;

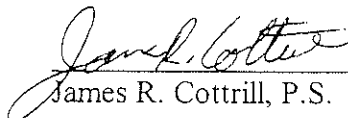
Thence, with the centerline of Davis Road North 02 deg. 28 min. 09 sec. East passing a railroad spike set at 258.85 feet, a total distance of 2669.41 feet returning to the point of beginning containing 78.4710 acres more or less.

Bearings are based on the centerline of Old Springfield Road (South 78 deg. 45 min. 00 sec. East) as described in Volume 67 Page 337.

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 19, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.