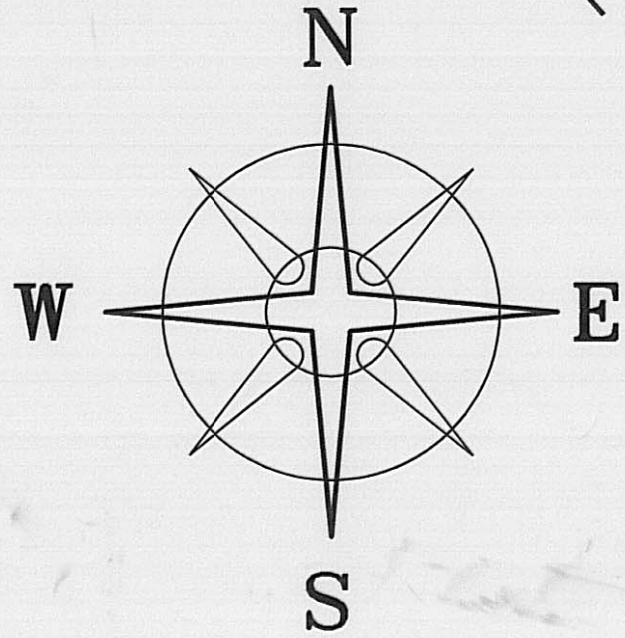


JOSEPH & VICKIE  
ADAMS  
D. R. 56, PG. 1053  
0. 5919 AC.

1. 1377± ACRE BREAKDOWN	
MT. STERLING	0. 8916± ACRES
PLEASANT TWP.	0. 2461± ACRES
VMS 12140	0. 7399± ACRES
VMS 12596	0. 3978± ACRES
WITHIN R/W	0. 1377± ACRES
OUTSIDE R/W	1. 0000± ACRES
(A)	0. 2684± ACRES
(B)	0. 7509± ACRES
(C)	0. 1184± ACRES



BEARINGS BASED ON THE C OF ST. RT. 207  
(S11°W) AS DESCRIBED IN VOL. 282, PG. 304.



1.1377+/- ACRES  
1.0000+/- NET ACRES

LEGEND

- △ IRON PIPE & AL. CAP STAMPED "N.C.B. - P.S. 5969" (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

67-99

DEED REFERENCE

- (A) MAX A. DOUGLAS VOL. 282, PG. 304 14. 36 AC. (TRACT 1)
- (B) 6. 144 AC. (TRACT 2)
- (C) 6. 39 AC. (TRACT 3)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 6-29-99

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

1. 1377± ACRES, VMS 12140 & 12596, PLEASANT TOWNSHIP, VILLAGE OF MT. STERLING, MADISON COUNTY, OHIO. SURVEYED FOR MAX DOUGLAS.

DATE DRAWN: 6-14-99	SCALE: 1" = 30'	CREW: RC, MW
JOB # 90606	30' 15' 0 30'	DWN. BY: RC
F. B. # 22		CK. BY:

The following described 1.1377 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, and Pleasant Township, V.M.S. 12140 and 12596, and being part of a 14.36 acre tract (Tract 1), also being part of a 6.144 acre tract (Tract 2) also being part of a 6.39 acre tract (tract 3) all three tracts conveyed to Max A. Douglas by Volume 282 Page 304 and being more particularly described as follows:

Beginning at the southwest corner of a 0.5919 acre tract conveyed to Joseph and Vicki Adams by Official Record 56 Page 1053 said point also being in the centerline of State Route 207 (Yankeetown Street)(60 foot right-of-way)

Thence, with the South line of said 0.5919 acre tract South 75 deg. 49 min. 34 sec. East, passing an iron pipe and aluminum cap stamped NCB PS 5969 found at 30.00 feet, also passing an iron pipe and aluminum cap stamped NCB PS 5969 found at the southeast corner of said 0.5919 acre tract at 203.30 feet and continuing with a new line across said 6.39 acre tract a total distance of 248.17 feet to an iron pin and cap set;

Thence, South 11 deg. 00 min. 00 sec. West, passing the line between said 6.39 acre tract and 6.144 acre tract at 20.81 feet, also passing the line between said 6.144 acre tract and said 14.36 acre tract at 152.81 feet, a total distance of 200.00 feet to an iron pin and cap set;

Thence, continuing with a new line across said 14.36 acre tract North 75 deg. 49 min. 34 sec. West passing the Mount Sterling Corporation line at 73.67 feet, also passing an iron pin and cap set at 218.12 feet, a total distance of 248.17 feet to a point in the centerline of State Route 207 (Yankeetown Street)

Thence, with said centerline North 11 deg. 00 min. 00 sec. East, passing the western corner common to 14.36 and 6.144 acre tract at 47.19 feet, also passing the Mt. Sterling corporation line at 123.05 feet, also passing the western corner common to said 6.144 acre tract and said 6.39 acre tract at 179.19 feet, a total distance of 200.00 feet returning to the point of beginning containing 1.1377 acres more or less, of which 0.8916 acres is in the Village of Mt. Sterling, 0.2461 acres is in Pleasant Township, 0.7399 acres is in V.M.S. 12140 and 0.3978 acres is in V.M.S. 12596, also 0.1377 acres within the right-of-way of State Route 207 and 1.0000 acres outside of said right-of-way 0.2684 acres is from said 14.36 acre tract, 0.7509 acres is from said 6.144 acre tract, and 0.1184 acres is from said 6.39 acre tract.

Bearings are based on the centerline of State Route 207 (South 11 deg. West) as described in Volume 282 Page 304.

Subject to a 10 foot power line easement as described in Volume 164 Page 543.

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 June 14, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.