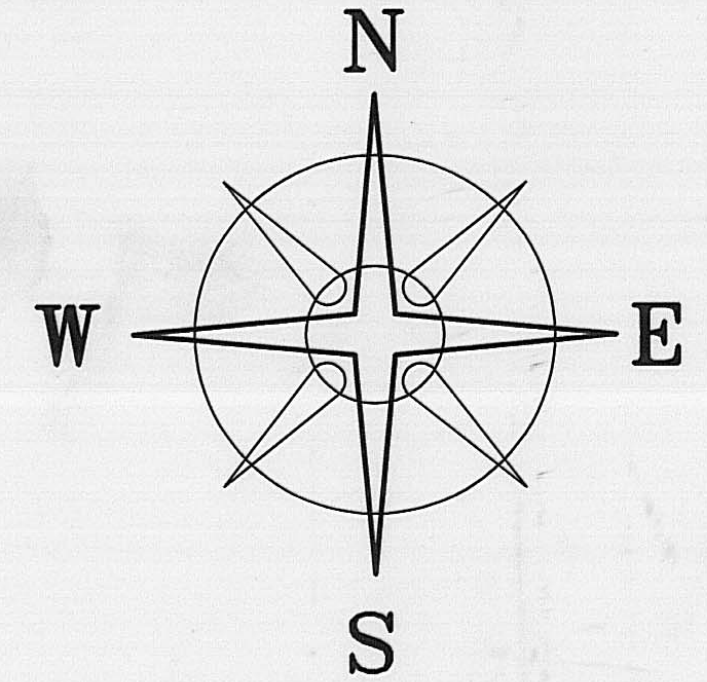


ALMA A. DETWEILER
D.B. 294 PG. 738
89.959 AC.

DEED REFERENCE

JOSEPH C TIMMONS
ET.AL.
O.R. 51, PG. 880
37.3355 ACRES



BEARINGS BASED ON THE L^C OF LUCAS ROAD (S 84°40'55"E) AS SHOWN ON SLIDE #523 "TIMMONS SUBDIVISION"



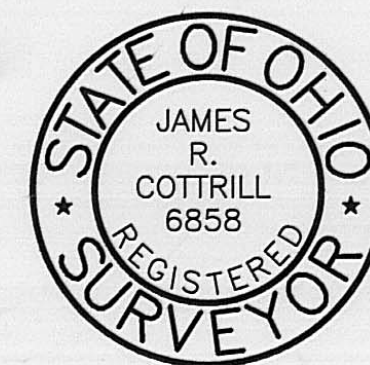
LEGEND

- ☆ 1" Ø IRON TUBE & YELLOW PLASTIC CAP STAMPED "R.I. BAKER" FOUND
- IRON PIPE (FOUND)
- T 3/4" IRON TEE BAR & CAP (FOUND)
- SOLID IRON PIN (FOUND)
- △ WOOD FENCE POST FOUND
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

LEGEND

THE HERE-IN-ABOVE 3.8220± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO LOT #2 OF TIMMONS SUBDIVISION.



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

James R. Cottrill DATE: 11-16-99

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

**3.8220± & 2.8903± ACRES,
VMS 2681, CANAAN TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR JOE TIMMONS**

DATE DRAWN:
11-01-99
JOB #S991101
F. B. # 23

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

29-2000

Description of a 3.8220 acre tract
Surveyed for Joe Timmons

The following described 3.8220 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 2681 and being part of a 37.3355 acre tract conveyed to Joseph C. Timmons Et.al. by Official Record 51 Page 880 and being more particularly described as follows:

Beginning at a railroad spike (found) in the centerline of Lucas Road (County Road 45) said railroad spike is at the southeast of 0.791 acre tract conveyed to Mary G. Young by Deed Book 275 Page 208 said spike is also corner to Timmons Subdivision as shown in slide 523

Thence, with the line between said 0.791 and said Lot #1 of said subdivision North 02 deg. 38 min. 32 sec. West a distance of 232.37 to an iron pin and cap previously set at the northwest corner of said Lot #1 also being the southwest corner of said 37.3355 acre tract this is also the true point of beginning

Thence, with the west line of said 37.3355 acre tract North 02 deg. 38 min. 32 sec. West passing a 1" iron tube and yellow plastic cap stamped "R.I. Baker" (found) at the southeast corner of a 89.959 acre tract conveyed to Alma A. Detweiler By Deed Book 294 Page 738 at 31.79 feet a total distance of 235.04 feet to an iron pin and cap set

Thence, across said 37.3355 acre tract the following three courses:

- 1.) South 84 deg. 40 min. 55 sec. East a distance of 616.18 feet to an iron pin and cap set in the centerline of a open ditch
- 2.) North 89 deg. 38 min. 35 sec. East with the centerline of said ditch a distance of 113.28 feet to an iron pin and cap set in said ditch
- 3.) South 05 deg. 19 min. 05 sec. West and being perpendicular to the centerline of Lucas Road a distance of 243.97 feet to an iron pin and cap set in the north line of Timmons Subdivision

Thence, with said north line North 84 deg. 40 min. 55 sec. West a distance of 696.35 feet returning to the true point of beginning containing 3.8220 more or less acres

The here-in-above described 3.8220 acre tract is to become part of and contingent to said Lot #2 of Timmons Subdivision as shown on Slide 523.

Bearings are based on the centerline of Lucas Road (South 84 deg. 40 min. 55 sec. East) as shown on slide 523 Timmons Subdivision

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


James R. Cottrill, P.S.

Description of a 2.8903 acre tract
Surveyed for Joe Timmons

The following described 2.8903 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 2681, and being part of a 37.3355 acre tract conveyed to Joseph C. Timmons et.al. by Official Record 51 Page 880 and being more particularly described as follows:

Beginning at an iron pipe found at the northwest corner of Lot 6 of Timmons Subdivision as shown on Slide #523 said pipe is also at the southeast corner of said 37.3355 acre tract and the northeast of reserve C as shown on said subdivision

Thence, with the North line of said subdivision North 84 deg. 40 min. 55 sec. West, passing an iron pipe found at the northwest corner of Reserve C also being the northeast corner of Lot #5 at 50.00 feet, a total distance of 414.95 feet to an iron pin and cap set in said North line in the North line of Reserve B

Thence, across said 37.3355 acre tract the following four courses:

- 1) North 05 deg. 19 min. 05 sec. East being perpendicular to the centerline of Lucas Road a distance of 249.93 feet to an iron pin and cap set in the centerline of an open ditch
- 2) North 89 deg. 38 min. 35 sec. East with the centerline of said ditch a distance of 74.25 feet to an iron pin and cap set
- 3) North 73 deg. 21 min. 31 sec. East with said ditch a distance of 88.31 feet to an iron pin and cap set
- 4) North 79 deg. 36 min. 02 sec. East a distance of 269.37 feet to an iron pin and cap previously set at the northwest corner of a 0.670 acre tract conveyed to Jay L. and Rosemary Caldwell by Deed Book 244 Page 182

Thence, with the West line of said 0.670 acre tract South 05 deg. 20 min. 24 sec. West, passing an iron pipe found at the northwest corner of a 0.778 acre tract conveyed to Jerry W. and Connie L. Ball by Deed Book 240 page 267 at 169.79 feet, a total distance of 363.28 feet returning to the point of beginning containing 2.8903 acres more or less.

The here-in-above described 2.8903 acres is a non-building site.

Bearings are based on the centerline of Lucas Road (South 84 deg. 40 min. 55 sec. East) as shown on Slide #523 Timmons Subdivision.

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


James R. Cottrill, P.S.