

BEARINGS BASED ON THE C. OF GREGG ROAD (S 83° 45' E)
AS DESCRIBED IN O.R. 99, PG. 1103.

DEED REFERENCE
JOSEPH R. MURRY ET.AL
O.R. 99 PG. 1103
161 ACRES

EUNICE K. SLYH
23.76 ACRES
VOL. 58 PG. 184

EUNICE K. SLYH
61.53 ACRES
VOL. 58 PG. 184

RUTH W. JOHNSON
6.08 ACRES
VOL. 287 PG. 674

RALPH L. PARSONS II & RALPH L. PARSONS III
105.9234 ACRES
VOL. 287 PG. 114

JEFFERSON TOWNSHIP
DEER CREEK TOWNSHIP

GREGG ROAD (C.R. 43)(50'R/W)

43.8880+/-
ACRES

41.0002+/-
ACRES

36.4710+/-
ACRES

40.4531+/-
ACRES

GROVER C. & MARY REBECCA
JOHNSON, 224.9483 ACRES
O.R. 83 PG. 1163

MARY K. MATLOCK
102.00 ACRES.
O.R. 26 PG. 37

LEGEND

- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - 1" IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
 - ELECTRICAL CONDUIT AND YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
 - IRON PIN (FOUND)
 - RAIL ROAD SPIKE
 - MAG NAIL (SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

NOTES

TOWNSHIP LINE & VMS LINES ARE SCALED FROM TAX MAP.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 4-11-00

JAMES R. COTTRILL P.S.

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

PLAT OF
43.8880±, 40.4531±, 41.0002±, & 36.4710±
V.M.S 9718 & 7410/8623,
JEFFERSON / DEER CREEK TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO,
SURVEYED FOR GROVER JOHNSON

DATE DRAWN: 03-28-00	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: MW, JB
JOB# S000316		DWN. BY: RC
F.B. # 24		CK. BY: JRC

Description of a 36.4710 acre tract
Surveyed for Grover Johnson

The following described 36.4710 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 9718 is part of a 161 acre tract conveyed to Joseph R. Murry Et. al by Official Record 99 Page 1103 and being more particularly described as follows:

Beginning at a iron pin (found) in the centerline of Gregg Road (County Road 43) (50 foot right-of-way) said iron pin being at the northeast corner of said 161 acre tract also at the northwest corner of a 224.9483 acre tract conveyed to Grover C. and Mary Rebecca Johnson by Official Record 83 Page 1163

Thence, with the west line of said 224.9483 acre tract South 09 deg. 27 min. 13 sec. West passing an iron pin and cap set at 25.04 feet a total distance of 1082.48 feet to a 1" diameter iron pipe and aluminum cap stamped "NCB 5969" (found) at a corner of a 102.00 acre tract conveyed to Mary K. Matlock by Official Record 26 Page 37

Thence, with said 102.00 acre tract the following two courses:

- 1.) South 09 deg. 47 min. 12 sec. West a distance of 429.78 feet to an iron pin and cap set
- 2.) North 87 deg. 17 min. 41 sec. West a distance of 963.64 feet to an iron pin and cap set

Thence, across said 161 acre tract the following new courses North 04 deg. 20 min. 48 sec. East passing an iron pin and cap set at 1544.86 feet a total distance of 1570.20 feet to a rail road spike set in the centerline of Gregg Road

Thence, with said centerline South 83 deg. 45 min. 00 sec. East a distance of 1100.96 feet returning to the point of beginning containing 36.4710 more or less acres

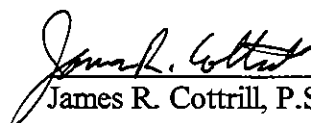
With the benefit of a 50 foot drainage easement described separately and shown on plat accompanying this legal description

Bearings are based on the centerline of Gregg Road (South 83 deg. 45 min. East) as described in Official Record 99 Page 1103

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 28, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 40.4531 acre tract
Surveyed for Grover Johnson

The following described 40.4531 acre tract is situated in the State of Ohio, Madison County, Jefferson and Deercreek Townships, V.M.S. 9718 and 7410/8623 and being part of a 161 acre tract conveyed to Joseph R. Murry Et. al by Official Record 99 Page 1103 and being more particularly described as follows:

Beginning at a T-bar (found) at the northwest corner of said 161 acre tract also being in the east line of 23.76 acre tract conveyed to Eunice K. Slyh by Volume 58 Page 184 said T-bar also being an angle point in the centerline of Gregg Road (County Road 43) (50 foot right-of-way)

Thence, with the centerline of Gregg Road South 83 deg. 45 min. 00 sec. East a distance of 646.23 feet to a mag nail set in said centerline at the **true point of beginning**

Thence, continuing with said centerline South 83 deg. 45 min. East a distance of 501.25 feet to a rail road spike set in said centerline

Thence, with a new line across said 161 acre tract South 00 deg. 37 min. 43 sec. East passing an iron pin and cap set at 25.00 feet a total distance of 1645.61 feet to an iron pin and cap set at the northwest corner of a 102.00 acre tract conveyed to Mary K. Matlock by Official Record 26 Page 37 also being in the line between V.M.S. 9718 and 7410/8623

Thence, with said V.M.S. line and the west line of said 102.00 acre tract the following two courses:

- 1.) South 19 deg. 01 min. 53 sec. East a distance of 637.71 feet to an iron pin and cap set
- 2.) South 04 deg. 47 min. 00 sec. West a distance of 620.94 feet to an iron pin and cap previously set at the northeast corner of a 105.9234 acre tract conveyed to Ralph L. Parsons II and Ralph L. Parsons III by Volume 287 Page 114

Thence, with the north line of said 105.9234 acre tract North 86 deg. 08 min. 53 sec. West a distance of 759.67 feet to an iron pin and cap set

Thence, with a new line across said 161 acre tract North 01 deg. 42 min. 18 sec. East passing an iron pin and cap set at 2846.95 feet a total distance of 2871.95 feet returning to the **true point of beginning** containing 40.4531 more or less acres of which 6.5675 acre is in Jefferson Township and 33.8856 acres is in Deercreek Township

Township line is scaled from tax map

With the benefit of a 50 foot drainage easement described separately and shown on plat accompanying this legal description

Bearings are based on the centerline of Gregg Road (South 83 deg. 45 min. East) as described in Official Record 99 Page 1103

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 28, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 41.0002 acre tract
Surveyed for Grover Johnson

The following described 41.0002 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 9718 and being part of a 161 acre tract conveyed to Joseph R. Murry Et. al by Official Record 99 Page 1103 and being more particularly described as follows:

Beginning at a T-bar (found) at an angle point in the centerline of Gregg Road (County Road 43) (50 foot right-of-way) said T-bar being at the northwest corner of a 161 acre tract also being in the east line of a 23.76 acre tract conveyed to Eunice K. Slyh by Volume 58 Page 184

Thence, with the centerline of Gregg Road South 83 deg. 45 min. 00 sec. East a distance of 1147.48 feet to a rail road spike set in the said centerline at the **true point of beginning**

Thence, continuing with the centerline of Gregg Road South 83 deg. 45 min. 00 sec. East a distance of 1185.11 feet to a rail road spike set in said centerline

Thence, with a new line across said 161 acre tract South 04 deg. 20 min. 48 sec. West passing an iron pin and cap set at 25.34 feet a total distance of 1570.20 feet to an iron pin and cap set in the north line of a 102.00 acre tract conveyed to Mary K. Matlock by Official Record 26 Page 37

Thence, with said line North 87 deg. 17 min. 41 sec. West a distance of 1042.17 feet to an iron pin and cap set corner to said 161 and said 102.00 acre tracts also being in the line between V.M.S. 9718 and 7410/8623

Thence, with a new line across said 161 acre tract North 00 deg. 37 min. 43 sec. West passing an iron pin and cap set at 1620.61 feet a total distance of 1645.61 feet returning to the **true point of beginning** containing 41.0002 more or less acres

With the benefit of a 50 foot drainage easement described separately and shown on plat accompanying this legal description

Bearings are based on the centerline of Gregg Road (South 83 deg. 45 min. East) as described in Official Record 99 Page 1103

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 28, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 43.8880 acre tract
Surveyed for Grover Johnson

The following described 43.8880 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 9718 and 7410/8623 being part of a 161 acre tract conveyed to Joseph R. Murry Et. al by Official Record 99 Page 1103 and being more particularly described as follows:

Beginning at a T-bar (found) at an angle point in the centerline of Gregg Road (County Road 43) (50 foot right-of-way) said T-bar is at the northwest corner of said 161 acre tract and being in the east line of a 23.76 acre tract conveyed to Eunice K. Slyh by Volume 58 Page 184

Thence, with the centerline of said Gregg Road South 83 deg. 45 min. 00 sec. East a distance of 646.23 feet to a mag nail set in the said centerline

Thence, with a new line across said 161 acre tract South 01 deg. 42 min. 18 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 2871.95 feet to an iron pin and cap set in the north line of a 151.9234 acre tract conveyed to Ralph L. Parsons II and Ralph L. Parsons III by Volume 287 Page 114

Thence, with said north line North 86 deg. 08 min. 53 sec. West a distance of 636.31 feet to an iron pin and cap set at the southeast corner of a 6.08 acre tract conveyed to Ruth W. Johnson by Volume 287 Page 674

Thence, with the east line of said 6.08 acre tract North 00 deg. 07 min. 24 sec. East passing a 3/4" electrical conduit and yellow plastic cap stamped "R.I.Baker 5539" (found) at the southeast corner of a 61.53 acre tract Eunice K. Slyh by Volume 58 Page 184 at 1531.72 feet and continuing with the east line of said 61.53 acre tract a total distance of 1813.68 feet to an iron pin and cap set corner to V.M.S. 9718 and 7410/8623 and 5195

Thence, continuing with the east line of said 61.53 acre tract and the line between V.M.S. 5195 and 9718 North 03 deg. 54 min. 17 sec. East passing the southeast corner of said 23.76 acre tract at 950.13 feet a total distance of 1087.13 feet returning to the point of beginning containing 43.8880 more or less acres

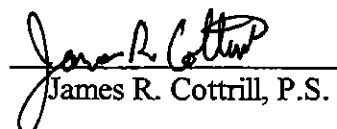
With the benefit of a 50 foot drainage easement described separately and shown on plat accompanying this legal description

Bearings are based on the centerline of Gregg Road (South 83 deg. 45 min. East) as described in Official Record 99 Page 1103

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 28, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 50 foot drainage easement
Surveyed for Grover Johnson

The following described 50 foot drainage easement is situated in the State of Ohio, Madison County, Jefferson and Deercreek Township, V.M.S. 9718 and 7410/8623 and being across a 161 acre tract conveyed to Joseph R. Murry Et. al by Official Record 99 Page 1103 and being more particularly described as follows:

Said 50 foot drainage easement extends from the south line of said 161 acre tract across and towards the southwest corner of said 161 acre tract and is tangent to and 25 feet left and right of the following described centerline

Beginning at a iron pin (found) in the centerline of Gregg Road (County Road 43) (50 foot right-of-way) said iron pin being at the northeast corner of said 161 acre tract and northwest corner of a 224.9483 acre tract conveyed to Grover C. and Mary Rebecca Johnson by Official Record 83 Page 1163

Thence, with the line between said tracts South 09 deg. 27 min. 13 sec. West passing an iron pin and cap set at 25.04 feet a total distance of 1082.48 feet to a 1" diameter iron pipe and aluminum cap stamped "NCB 5969" (found) corner to a 102.00 acre tract conveyed to Mary K. Matlock by Official Record 26 Page 37

Thence, with said 102.00 acre tract the following two courses:

- 1.) South 09 deg. 47 min. 12 sec. West a distance of 429.78 feet to an iron pin and cap set
- 2.) North 87 deg. 17 min. 41 sec. West a distance of 316.59 feet to the **true point of beginning** of said 50 foot drainage easement

Thence, across said 161 acre tract the following nine courses:

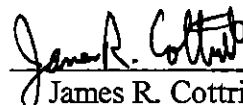
- 1.) North 62 deg. 40 min. 26 sec. West a distance of 681.00 feet
- 2.) South 87 deg. 58 min. 39 sec. West a distance of 342.68 feet
- 3.) South 75 deg. 14 min. 20 sec. West a distance of 791.06 feet
- 4.) South 00 deg. 15 min. 45 sec. East a distance of 188.22 feet
- 5.) South 07 deg. 56 min. 05 sec. West a distance of 405.43 feet
- 6.) South 74 deg. 11 min. 56 sec. West a distance of 411.86 feet
- 7.) South 64 deg. 44 min. 37 sec. West a distance of 355.44 feet
- 8.) South 73 deg. 28 min. 39 sec. West a distance of 202.05 feet
- 9.) South 44 deg. 16 min. 24 sec. West a distance of 331.00 feet to a point in the north line of a 105.9234 acre tract conveyed to Ralph L. Parsons II and Ralph L. Parsons II by Volume 287 Page 114 said point also being the southern terminus of said 50 foot drainage easement said point also bears south 86 deg. 08 min. 53 sec. East a distance of 13.96 feet from iron pin and cap set from the southwest corner of said 161 acre tract

Bearings are based on the centerline of Gregg Road (South 83 deg. 45 min. East) as described in Official Record 99 Page 1103

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 28, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.