

BEARINGS BASED ON THE \odot OF HUME-LEVER ROAD (S 14°15'E)
AS DESCRIBED IN D.B. 254 PG. 515.

LEGEND

- CONCRETE NAIL (FOUND)
 - SOLID IRON PIN (FOUND)
 - △ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

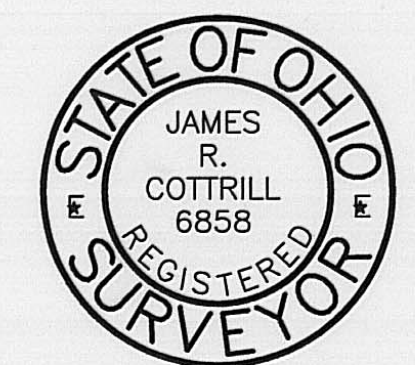
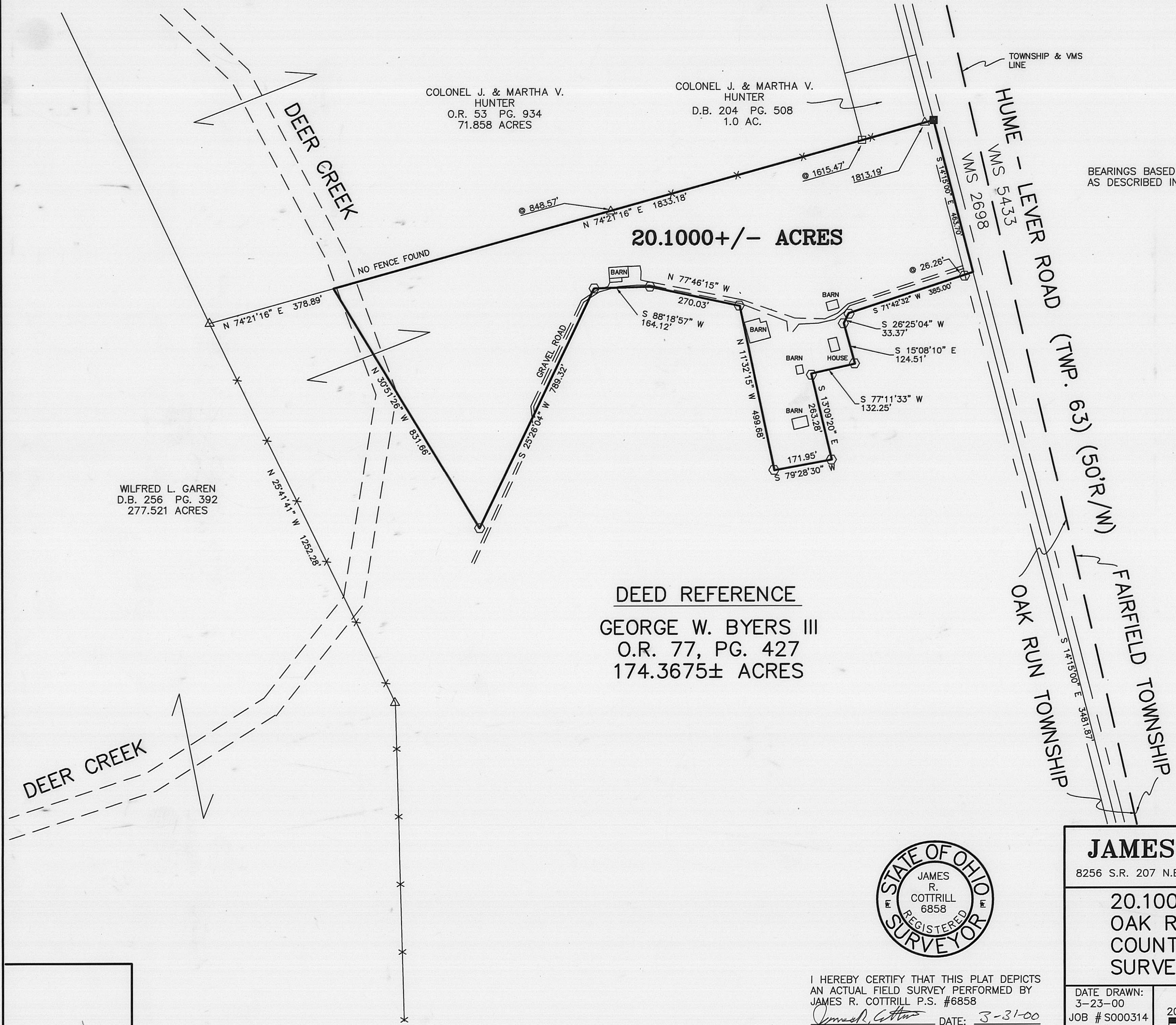
COLONEL J. & MARTHA V. HUNTER
O.R. 53 PG. 934
71.858 ACRES

COLONEL J. & MARTHA V. HUNTER
D.B. 204 PG. 508
1.0 AC.

WILFRED L. GAREN
D.B. 256 PG. 392
277.521 ACRES

DEED REFERENCE
GEORGE W. BYERS III
O.R. 77, PG. 427
174.3675± ACRES

20.1000+/- ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 3-31-00

<p>JAMES R. COTTRILL P.S. 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811</p>		
<p>20.1000± ACRES, VMS 2698, OAK RUN TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR GEORGE BYERS</p>		
<p>DATE DRAWN: 3-23-00 JOB # S000314 F. B. # 24</p>	<p>SCALE : 1" = 200' 200' 100' 0 200'</p>	<p>CREW: MW, JB, RC, EM DWN. BY: RC CK. BY:</p>

Description of a 20.1000 acre tract
Surveyed for George Byers

The following described 20.1000 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 2698, and being part of a 174.3675 acre tract conveyed to George W. Byers III by Official Record 77 Page 427 and being more particularly described as follows:

Beginning at concrete nail (found) at the northeast corner of said 174.3675 acre tract also being the southeast corner of a 1.0 acre tract conveyed to Colonel J. and Martha V. Hunter by Deed Book 204 Page 508 said concrete nail is also in the centerline of Hume-Lever Road (Township Road 63) (50 foot right-of-way)

Thence, with the centerline of Hume-Lever Road South 14 deg. 15 min. 00 sec. East a distance of 463.70 feet to a point in said centerline

Thence, across said 174.3675 acre tract the following eleven new courses:

- 1.) South 71 deg. 42 min. 32 sec. West passing an iron pin and cap set at 26.26 feet a total distance of 385.00 feet to an iron pin and cap set
- 2.) South 26 deg. 25 min. 04 sec. West a distance of 33.37 feet to an iron pin and cap set
- 3.) South 15 deg. 08 min. 10 sec. East a distance of 124.51 feet to an iron pin and cap set
- 4.) South 77 deg. 11 min. 33 sec. West a distance of 132.25 feet to an iron pin and cap set
- 5.) South 13 deg. 09 min. 20 sec. East a distance of 263.28 feet to an iron pin and cap set
- 6.) South 79 deg. 28 min 30 sec. West a distance of 171.95 feet to an iron pin and cap set
- 7.) North 11 deg. 32 min. 15 sec. West a distance of 499.68 feet to an iron pin and cap set
- 8.) North 77 deg. 46 min. 15 sec. West a distance of 270.03 feet to an iron pin and cap set
- 9.) South 88 deg. 18 min. 57 sec. West a distance of 164.12 feet to an iron pin and cap set
- 10.) South 25 deg. 26 min. 04 sec. West a distance of 789.32 feet to an iron pin and cap set
- 11.) North 30 deg. 51 min. 26 sec. West a distance of 831.66 feet to a point in the south line of a 71.858 acre tract conveyed to Colonel J. and Martha V. Hunter by Official Record 53 Page 934 said point bears North 74 deg. 21 min. 16 sec. East a distance of 378.89 feet from and iron pin and cap set at the northwest corner of said 174.3675 acre tract

Thence, with the north line of said 174.3675 acre tract North 74 deg. 21 min. 16 sec. East passing an iron pin and cap previously set at 848.57 feet also passing a solid iron pin (found) at the southwest corner of said Hunter's 1.0 acre tract at 1615.47 feet also passing an iron pin and cap previously set at 1813.19 feet a total distance of 1833.18 feet returning to the point of beginning containing 20.1000 more or less acres

Bearings are based on the centerline of Hume-Lever Road (South 14 deg. 15 min. 00 sec. East) as described in Deed Book 254 Page 515

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 23, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

MRC