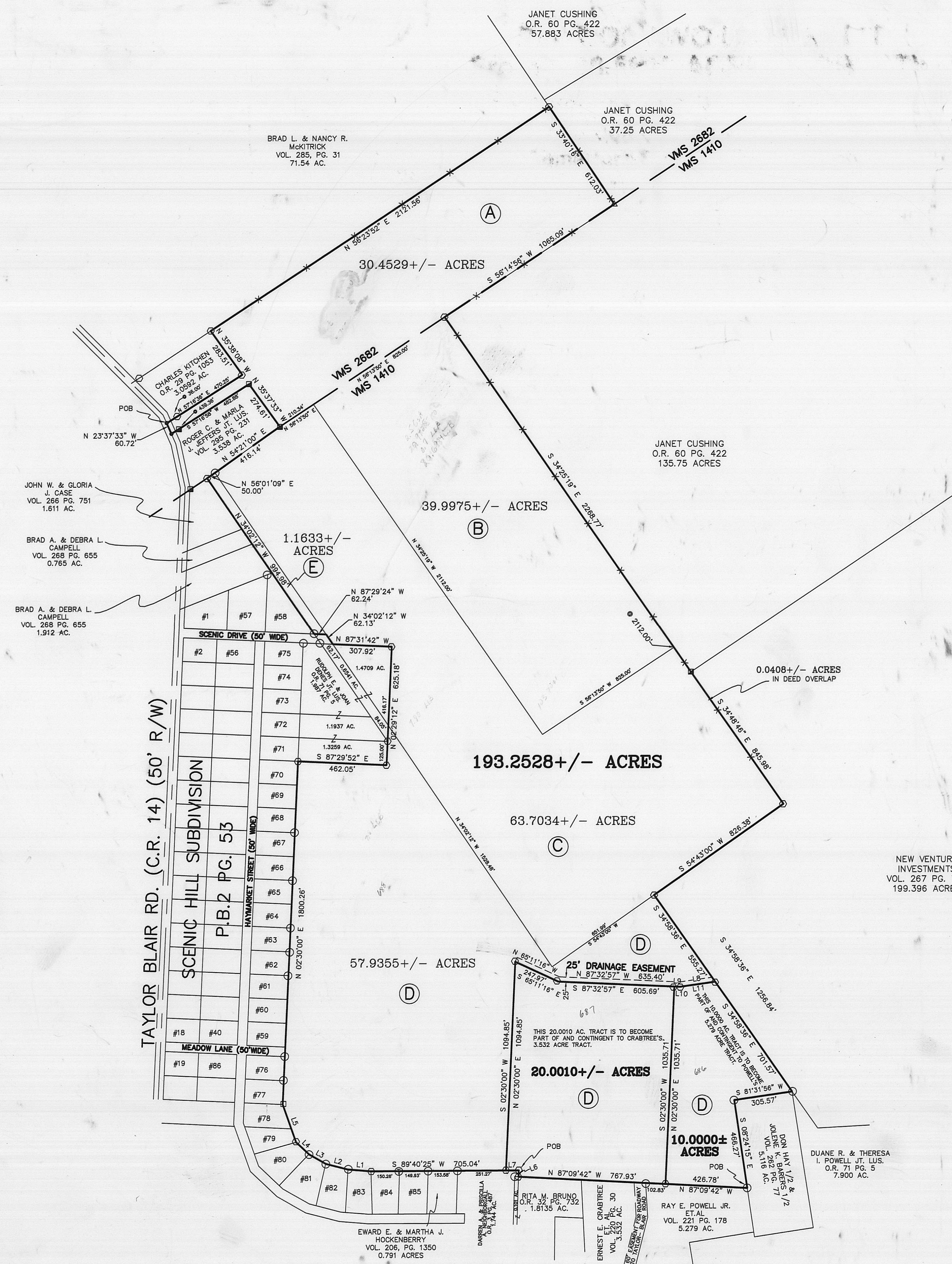
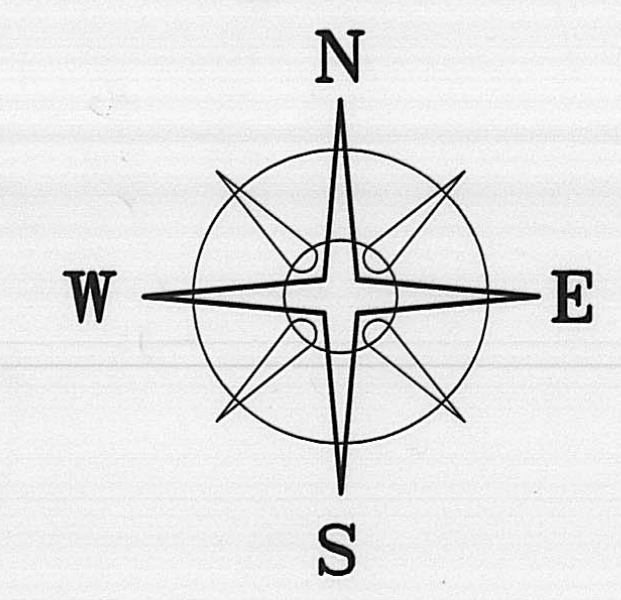


BEARINGS BASED ON THE EAST LINE OF SCENIC HILL SUBDIVISION
(N 2'30"E) AS SHOWN ON PLAT P.B. 2, PG. 53.



DEED REFERENCE
FRANK J. & KIMBERLY ZOLLINGER
O.R. 21, PG. 609

- (A) 30.512 AC (TODATE) (816)
37.10 AC (DEED)
(PARCEL ONE, FIRST TRACT)
- (B) 40.00 ACRES (820)
(PARCEL ONE, SECOND TRACT)
- (C) 53.2391 AC (TODATE) (817) (818) (819)
137.60 AC (DEED)
(PARCEL ONE, THIRD TRACT)
- (D) 91.156 ACRES (688) (645)
(PARCEL TWO, TRACTS ONE & TWO)
- (E) 1.164 ACRES (1233)
(PARCEL TWO, TRACT THREE)
(50' RESERVE OF SCENIC HILLS SUBDIVISION)

LEGEND

- 10" WOOD FENCE POST (FOUND)
- 1" IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
- IRON PIPE (FOUND)
- 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P. K. NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6855" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

LINE	BEARING	DISTANCE
L1	N 85°26'16" W	119.35'
L2	N 75°37'48" W	119.91'
L3	N 60°11'53" W	100.82'
L4	N 46°32'58" W	92.11'
L5	N 19°28'34" W	209.70'
L6	N 01°49'00" E	33.24'
L7	S 89°40'25" W	66.86'
L8	S 81°45'56" W	185.22'
L9	N 87°32'57" E	29.71'
L10	S 87°32'57" E	29.71'
L11	N 81°45'56" E	185.22'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 7-25-00

77/00

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

PLAT OF
VMS 1410 & 2682, JEFFERSON TOWNSHIP, MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FRANK ZOLLINGER.

DATE DRAWN: 07-07-00	SCALE: 1" = 300' 300' 150' 0' 300'	CREW: MW, TW DWN. BY: JB, JRC CK. BY: JRC
JOB# S000618 F.B. # 25		

Description of a 10.0000 acre tract
Surveyed for Frank Zollinger

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 1410 and being part of a 91.156 acre tract conveyed to Frank J. and Kimberly Zollinger by Official Record 21 Page 609 and being more particularly described as follows:

Beginning at an iron pipe (found) at the northeast corner of a 5.297 acre tract conveyed to Ray E. Powell Jr. Et. al by Volume 221 Page 178 said iron pipe is in the west line of a 5.116 acre tract conveyed to Don Hay ½ and Jolene K. Barers ½ by Volume 262 Page 77 said iron pipe is also corner to said 91.156 acre tract

Thence, with the north line of said Powell's 5.279 acre tract North 87 deg. 09 min. 42 sec. West a distance of 426.78 feet to an iron pin and cap set

Thence, across said 91.156 acre tract the following three new courses:

- 1.) North 02 deg. 30 min. 00 sec. East a distance of 1035.71 feet to an iron pin and cap set
- 2.) South 87 deg.32 min. 57 sec. East a distance of 29.71 feet to an iron pin and cap set
- 3.) North 81 deg. 45 min. 56 sec. East a distance of 185.22 feet to an iron pin and cap set in the southwest line of a 199.396 acre tract conveyed to New Venture Investments by Volume 267 Page 799

Thence, with said line South 34 deg. 58 min. 36 sec. East a distance of 701.57 feet to an iron pipe (found) at the northeast corner of said Hay's 5.116 acre tract

Thence, with said tract the following two courses:

- 1.) South 81 deg. 31 min. 56 sec. West a distance of 305.57 feet to an iron pipe (found)
- 2.) South 08 deg. 24 min. 15 sec. East a distance of 466.27 feet returning to the point of beginning containing 10.0000 more or less acres


The here-in-above described 10.0000 acre tract is to become part of and contingent to Powell's 5.279 acre tract

Bearings are based on the east line of Scenic Hill Subdivision (North 02 deg. 30 min. East) as shown on plat, Plat Book 2 Page 53

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 July 07, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 20.0010 acre tract
Surveyed for Frank Zollinger

The following described 20.0010 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 1410 and being part of a 91.156 acre tract conveyed to Frank J. and Kimberly Zollinger by Official Record 21 Page 609 and being more particularly described as follows:

Beginning at a iron pin and cap set at the northeast corner of 1.744 acre tract conveyed to Darren A. and Priscilla A. Neighborgall by Official Record 3 Page 487 said iron pin and cap is also corner to said 91.156 acre tract

Thence, with the north line of said 1.744 acre tract South 89 deg. 40 min. 25 sec. West a distance of 66.86 feet to an iron pin and cap set

Thence across said 91.156 acre tract the following four courses:

- 1.) North 02 deg. 30 min. 00 sec. East a distance of 1094.85 feet to an iron pin and cap set
- 2.) South 65 deg. 11 min. 16 sec. East a distance of 247.97 feet to an iron pin and cap set
- 3.) South 87 deg. 32 min. 57 sec. East a distance of 605.69 feet to an iron pin and cap set
- 4.) South 02 deg. 30 min. 00 sec. West a distance of 1035.71 feet to an iron pin and cap set in the north line of a 5.279 acre tract conveyed to Ray E. Powell Jr. Et. al by Volume 221 Page 178

Thence, with the south line of said 91.156 acre tract North 87 deg. 09 min. 42 sec. West passing an iron pipe (found) at the northeast corner of a 3.532 acre tract conveyed to Ernest E. Crabtree Et. al by Volume 220 Page 30 at 102.83 feet a total distance of 767.93 feet to an iron pin and cap set at the northwest corner of a 1.8135 acre tract conveyed to Rita M. Bruno by Official Record 32 Page 732

Thence, with said Neighborgall's 1.744 acre tract North 01 deg. 49 min. 00 sec. East a distance of 33.24 feet returning to the point of beginning containing 20.0010 more or less acres

The here-in-above described 20.0010 acre tract is to become part of and contingent to Crabtree's 3.532 acre tract and to have the benefit of a 60 foot easement for road purposes to Taylor-Blair Road as recorded in Volume 220 Page 30

Bearings are based on the east line of Scenic Hill Subdivision (North 02 deg. 30 min. East) as shown on plat, Plat Book 2 Page 53

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 July 07, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 193.2528 acre tract
Surveyed for Frank Zollinger

The following described 193.2528 acre tract is situated in the State of Ohio Madison County, Jefferson Township, V.M.S. 1410 and 2682 and being all of a 30.512 acre tract (Parcel One, First Tract), also all of a 40.00 acre tract (Parcel One, Second Tract), being all of a 53.2391 acre tract (Parcel One, Third Tract), also all of a 1.164 acre tract (Parcel Two, Tract Three) and part of a 91.156 acre tract (Parcel Two, Tracts One and Two) all tracts are conveyed to Frank J. and Kimberly Zollinger by Official Record 21 Page 609 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Taylor-Blair Road (County Road 14) (50 foot right-of-way) said mag nail being at the southern most corner of a 3.0592 acre tract conveyed to Charles Kitchen by Official Record 29 Page 1053

Thence, with said 3.0592 acre tract the following two courses:

- 1.) North 57 deg. 16 min. 36 sec. East passing an iron pin and cap set at 36.00 feet a total distance of 470.25 feet to an iron pin and cap (previously set)
- 2.) North 35 deg. 38 min. 08 sec. West a distance of 283.51 feet to an iron pin and cap set in the southeast line of a 71.54 acre tract conveyed to Brad L. and Nancy R. McKitrick by Volume 285 Page 31

Thence, with said line North 56 deg. 23 min. 52 sec. East a distance of 2121.56 feet to an iron pin and cap set in the southwest line of a 37.25 acre tract conveyed to Janet Cushing by Official Record 60 Page 422

Thence, with said line South 33 deg. 40 min. 16 sec. East a distance of 612.03 feet to a corner stone (found) in the northwest line of a 135.75 acre tract conveyed to Janet Cushing by Official Record 60 Page 422 said stone also being in the line between said V.M.S. 2682 and 1410

Thence, with said line South 56 deg. 14 min. 56 sec. West a distance of 1065.09 feet to an iron pin and cap set

Thence, continuing with said 135.75 acre tract South 34 deg. 25 min. 19 sec. East passing the southeast corner of said 40.00 acre tract at 2112.00 a total distance of 2268.77 feet to an iron pin and cap set corner to said 199.396 acre tract conveyed to New Venture Investments by Volume 267 Page 799

Thence, with said 199.396 acre tract the following three courses:

- 1.) South 34 deg. 48 min. 46 sec. East a distance of 845.98 feet to an iron pin and cap set
- 2.) South 54 deg. 43 min. 00 sec. West a distance of 826.38 feet to an iron pin and cap set
- 3.) South 34 deg. 58 min. 36 sec. East a distance of 555.27 feet to an iron pin and cap set

Thence, across said 91.156 acre tract the following four courses:

- 1.) South 81 deg. 45 min. 56 sec. West a distance of 185.22 feet to an iron pin and cap set
- 2.) North 87 deg. 32 min. 57 sec. West passing an iron pin and cap set at 29.71 feet a total distance of 635.40 feet to an iron pin and cap set
- 3.) North 65 deg. 11 min. 16 sec. West a distance of 247.97 feet to an iron pin and cap set
- 4.) South 02 deg. 30 min. 00 sec. West a distance of 1094.85 feet to an iron pin and cap set in the north line of a 1.744 acre tract conveyed to Darren A. and Priscilla A. Neighborgall by Official Record 3 Page 487

Thence, with said north line South 89 deg. 40 min. 25 sec. West passing an iron pipe (found) at the northwest corner of 0.791 acre tract conveyed to Edward E. and Martha J. Hockenberry by Volume 206 Page 1350 at 251.27 feet also passing an iron pipe (found) at the northeast corner of Lot #85 of Scenic Hill Subdivision as recorded in Plat Book 2

Page 53 at 404.85 feet a total distance of 705.04 feet to an iron pin and cap set at the northeast corner of Lot #83 of said subdivision

Thence, continuing with said subdivision the following six courses:

- 1.) North 85 deg. 26 min. 16 sec. West a distance of 119.35 feet to an iron pipe (found) corner to Lots #83 and #82
- 2.) North 75 deg. 37 min. 48 sec. West a distance of 119.91 feet to an iron pipe (found) corner to Lots #81 and #82
- 3.) North 60 deg. 11 min. 33 sec. West a distance of 100.82 feet to an iron pipe (found) corner to Lots #80 and #81
- 4.) North 46 deg. 32 min. 58 sec. West a distance of 92.11 feet to an iron pin and cap set corner to Lots #79 and #80
- 5.) North 19 deg. 26 min. 34 sec. West a distance of 209.70 feet to a ½" diameter solid iron pin (found) corner to Lots #77 and # 78
- 6.) North 02 deg. 30 min. 00 sec. East (Reference Bearing) a distance of 1800.26 feet to an iron pin and cap set corner to Lot #71 and #70 of said subdivision also being at the southwest corner of a 1.3259 acre tract conveyed to Rudolph E. and Joan Denes Jt. Lus. By Official Record 71 Page 5

Thence, with the south line of said 1.3259 acre tract South 87 deg. 29 min. 52 sec. East a distance of 462.05 feet to an iron pin and cap (previously set)

Thence, North 02 deg. 29 min. 12 sec. East passing an iron pin and cap set corner to said 1.3259 acre and a 1.1937 acre tract also a 0.6541 all conveyed to Rudolph E. and Joan Denes Jt. Lus. By Official Record 71 Page 5 at 125.00 feet a total distance of 625.18 feet to an iron pin and cap (previously set) at the northeast corner of a 1.4709 acre tract also conveyed to Rudolph E. and Joan Denes Jt. Lus. By Official Record 71 Page 5

Thence, North 87 deg. 31 min 42 sec. West with the north line of said 1.4709 acre tract a distance of 307.92 feet to the southeast corner of Scenic Drive (50 foot wide)

Thence, with the northeast line of said Drive North 34 deg. 02 min. 12 sec. West a distance of 62.13 feet to the southeast corner of said 1.164 acre tract

Thence, with the south line of said 1.164 acre tract North 87 deg. 29 min. 24 sec, West a distance of 62.24 feet to an iron pipe (found) at the southeast corner of Lot #58 of said subdivision also corner to said 1.164 acre tract

Thence, with the southwest line of said 1.164 acre tract North 34 deg. 02 min. 12 sec. West a distance of 994.98 feet to an iron pin and cap set at the southeast line of a 3.538 acre tract conveyed to Roger C. and Marla J. Jeffers Jt. Lus. by Volume 295 Page 231

Thence, with the south line of said 3.538 acre tract North 56 deg. 01 min. 09 sec. East a distance of 50.00 feet to a iron pipe (found) at the northeast corner of said 1.164 acre tract

Thence, continuing with the southeast line of said 3.538 acre tract North 54 deg. 21 min. 00 sec. East a distance of 416.14 feet to a 1" iron pipe and aluminum cap stamped "5969 NCB" (found) at the southeast corner of said 3.538 acre tract

Thence, with said 3.538 acre tract the following two courses:

- 1.) North 35 deg. 37 min. 33 sec. West a distance of 274.61 feet to a 1" iron pipe and aluminum cap stamped "5969 NCB" (found)
- 2.) South 57 deg. 16 min. 58 sec. West passing a 1" iron pipe and aluminum cap stamped "5969 NCB" (found) at 439.36 feet a total distance of 482.88 feet to a PK nail (found) in the centerline of Taylor-Blair Road

Thence, with said centerline North 23 deg. 37 min. 33 sec. West a distance of 60.72 feet returning to the point of beginning containing 193.2528 more or less acres of which

30.4529 acres is all that remains of said 30.512 acre tract 39.9975 acres is all that remains of said 40.00 acre tract, 63.70.4 acres is that remains of said 53.2391 acre tract, 1.1633 acres is that remains of said 1.164 acre tract and 57.9355 acres is part of said 91.156 acre tract

Bearings are based on the east line of Scenic Hill Subdivision (North 02 deg. 30 min. East) as shown on plat, Plat Book 2 Page 53

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 July 07, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.