

BEARINGS BASED ON THE C OF O'DAY HARRISON ROAD (S69°51'W) AS DESCRIBED IN O.R. 101, PG. 1289.

O'DAY HARRISON RD. (CR. 18)  
S 69°51'00" W

**LEGEND**

- 3/4" IRON PIPE (FOUND)
- 3/4" DIA. SOLID IRON PIN (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

THE CHAMBER OF COMMERCE OF MT STERLING, OHIO  
VOL. 270, PG. 850  
60' INGRESS/EGRESS EASEMENT

SHOWA ALUMINUM CORPORATION OF AMERICA  
60.001 ACRES  
VOL. 270 PG. 856

**DEED REFERENCE**

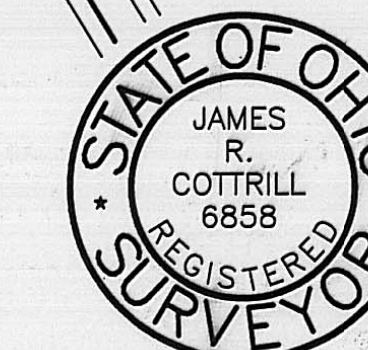
R & C RIVERS FARMS L.P. AN OHIO LTD. PART.  
62.43 ACRES  
O.R. 101 PG. 1289

28.9667+/- ACRES

LAURA M. AND ROBERT HOOFFSTETTER  
VOL. 281 PG. 494  
212.69 ACRES

**NOTE**

VMS LINES SCALED FROM TAX MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 6-9-00

**JAMES R. COTTRILL P.S.**

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

PLAT OF  
**28.9667±, VMS 12119 & 12140,**  
VILLAGE OF MT. STERLING,  
MADISON COUNTY, STATE OF OHIO  
SURVEYED FOR JERRY ALCOTT

DATE DRAWN: 06-07-00  
JOB# S000502A  
F.B. # 25

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

CREW: MW JB  
DWN. BY: JB  
CK. BY: JRC

81-2000

VMS 887/6  
VMS 12119

PAUL J. FLUCKE  
VOL. 288 PG. 771  
404.650 ACRES

VMS 12119  
VMS 12140

7.1653+/- ACRES  
VMS 12119  
21.8114+/- ACRES  
VMS 12140

BIG RUN LAND AND CATTLE CO. AN OHIO GENERAL PARTNERSHIP  
OR. 100 PG. 1204  
56.8718 ACRES

N 19°31'31" W 667.35'

S 70°49'49" W 1817.10'

S 30°52'00" E 89.49'

S 77°50'59" W 36.42'

30' SEWER EASEMENT

27' SEWER EASEMENT

VMS 6483/6945  
VMS 12140

Description of a 28.9667 acre tract  
Surveyed for Jerry Alcott

The following described 28.9667 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling V.M.S. 12119 and 12140 and being part of a 62.43 acre tract conveyed to R&C Rivers Farms L.P. an Ohio Limited Partnership by Official Record 101 Page 1289 and being more particularly described as follows:

Beginning at a  $\frac{3}{4}$ " diameter iron pin (found) at the intersection of the centerline extended of O'Day Harrison Road (County Road 18) with the west right-of-way line of said O'Day Harrison Road said iron pin also being at the northwest corner of a 60.001 acre tract conveyed to Showa Aluminum Corporation of America by Volume 270 Page 856 said iron pin also being in the line between said V.M.S. 12119 and 6483/6945 said iron pin is also in the east line of a 404.650 acre tract conveyed to Paul J. Flucke by Volume 288 Page 771

Thence, with the west line of said Showa's 60.001 acre tract and west line of 6483/6945 also being the east line of said 404.650 acre tract south 11 deg. 00 min. 21 sec. East a distance of 818.36 feet to a  $\frac{3}{4}$ " iron pipe at the southwest corner of said 404.650 acre tract also corner to said Rivers said 62.43 acre tract also being the **true point of beginning**

Thence, continuing with the west line of Showa's 60.001 acre tract South 11 deg. 00 min. 21 sec. East a distance of 436.83 feet to an iron pin and cap set in the southwest corner of said 60.001 acre tract

Thence, across said Rivers 62.43 acre tract the following two new courses:

- 1.) south 11 deg. 00 min. 21 sec. East being the extension of the west line of Showa's 60.001 acre tract a distance of 164.99 feet to an iron pin and cap set
- 2.) South 30 deg. 52 min. 00 sec. East a distance of 89.49 feet to an iron pin and cap set in the north line of a 212.69 acre tract conveyed to Laura M. and Robert Hooffstetter by Volume 281 Page 494

Thence, with the north line of said 212.69 acre tract the following two courses:

- 1.) South 77 deg. 50 min. 59 sec. West a distance of 36.42 feet to an iron pin and cap set
- 2.) South 70 deg. 49 min. 49 sec. West a distance of 1817.10 feet to an iron pin and cap set at the southwest corner of said 62.43 acre tract also being the southeast corner of a 56.8718 acre tract conveyed to Big Run Land and Cattle Company an Ohio General Partnership by Official Record 100 Page 1204 said iron pin and cap is also corner to V.M.S. 12119 and 12140 also 8876

Thence, with the line between V.M.S. 12119 and 8876 also between said 56.8718 and said 62.43 acre tract North 19 deg. 21 min. 51 sec. West a distance of 667.36 feet to an iron pin and cap set at the western corner common to said 62.43 and said Flucke's 404.650 acre tract

Thence, with the line between said tracts North 70 deg. 29 min. 10 sec. East a distance of 1922.87 feet returning to the **true point of beginning** containing 28.9667 more or less acres

Bearings are based on the centerline of O'Day Harrison Road (South 69 deg. 51 min. West) as described Official Record 101 Page 1289

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  $\frac{5}{8}$  inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed June 07, 2000 by James R. Cottrill  
registration #6858.

*James R. Cottrill*  
James R. Cottrill, P.S.