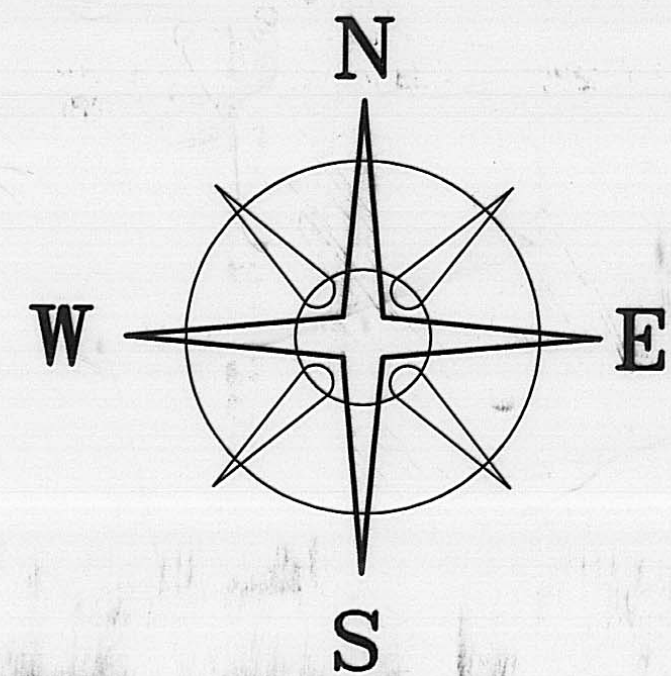


DEED REFERENCE

ANNA L. EDMINSTER
VOL. 268, PG. 46

- (A) 58.204 ACRES (159) (161)
- (B) 8.28 ACRES (157)
- (C) 5.06 ACRES (158)



BEARINGS BASED ON THE \bar{C} OF LILLY CHAPEL - OPOSSUM RUN ROAD (N 54°50'W) AS DESCRIBED IN VOL. 268, PG. 46.

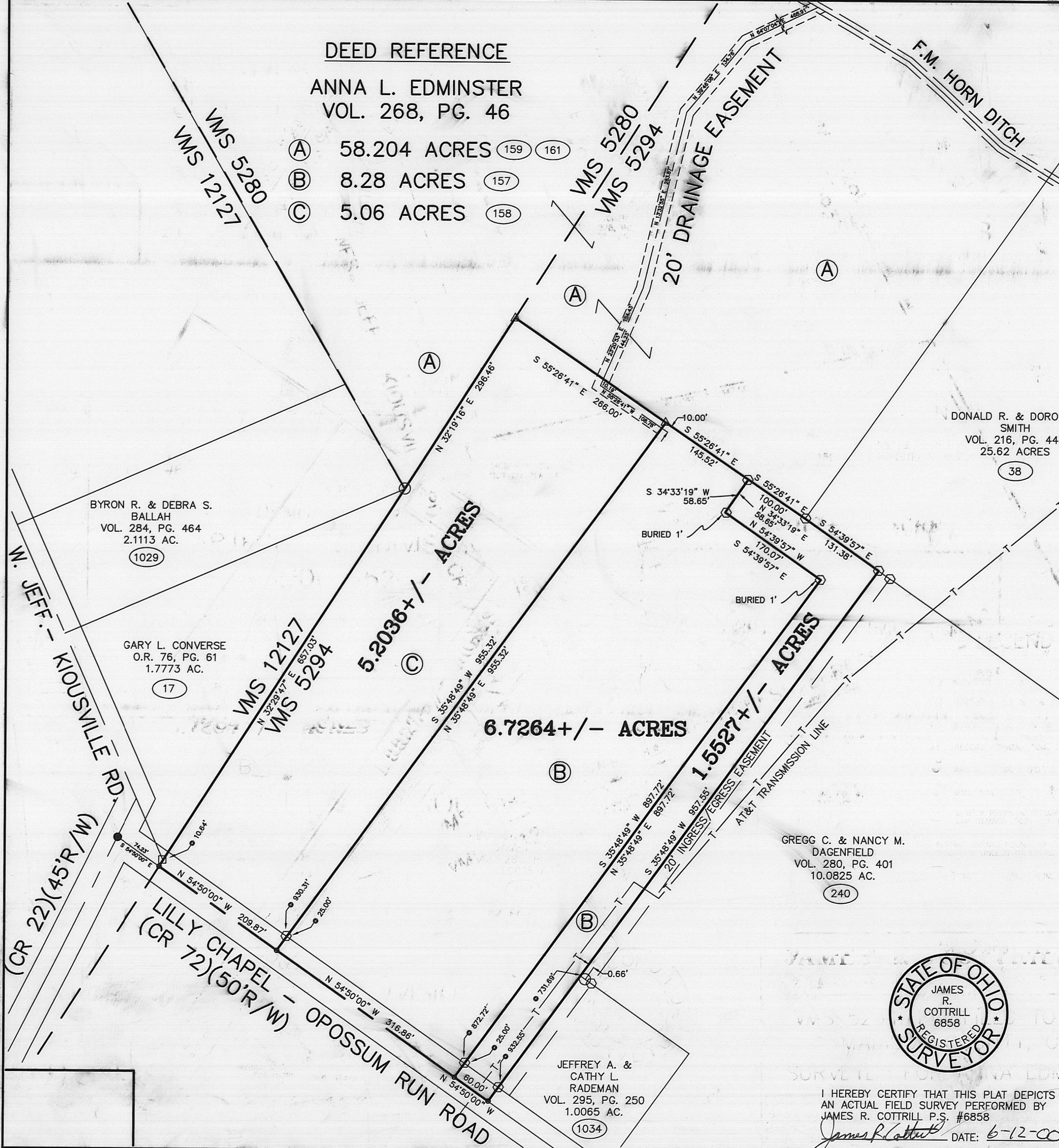
NOTE

1.5527± ACRES IS BE A 60' LANEWAY TO EDMINSTER'S 58.204 ACRE TRACT.

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FD.)
- MAG NAIL (SET)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- TAX MAP PARCEL NUMBER

9/4/2000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 6-12-00

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

VMS 5294, FAIRFIELD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR ANNA EDMINSTER.

DATE DRAWN: 5-30-00	SCALE: 1" = 100'	CREW: MW, JB
JOB # S000515	100' 50' 0 100'	DWN. BY: RC
F. B. # 25		CK. BY:

Description of a 1.5527 acre tract
60 foot lane way
Surveyed for Anna Edminster

The following described 1.5527 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5294 and being part of a 8.28 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lilly Chapel-Opossum Run Road (County Road 72) (50 foot right-of-way) said mag nail being at the southern most corner of said 8.28 acre tract and the southwestern corner of a 1.0065 acre tract conveyed to Jeffrey A. and Cathy L. Rademan by Volume 295 Page 250

Thence, with the centerline of said road North 54 deg. 50 min. 00 sec. West a distance of 60.00 feet to a mag nail set in said centerline

Thence, across said 8.28 acre tract the following three new courses:

- 1.) North 35 deg. 48 min. 49 sec. East passing an iron pin and cap set at 25.00 feet a total distance of 897.72 feet to an iron pin and cap set (buried 1' deep)
- 2.) North 54 deg. 39 min. 57 sec. West a distance of 170.07 feet to an iron pin and cap set (buried 1' deep)
- 3.) North 34 deg. 33 min. 19 sec. East a distance of 58.65 feet to an iron pin and cap set in the south line of a 58.204 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46

Thence, with said south line South 55 deg. 26 min. 41 sec. East a distance of 100.00 feet to an iron pin and cap set at the southwest corner of a 25.62 acre tract conveyed to Donald R. and Dorothy Smith by Volume 216 Page 447

Thence, with the southwest line of said 25.62 acre tract South 54 deg. 39 min. 57 sec. East a distance of 131.38 feet to an iron pin and cap set at the northern most corner of a 10.0825 acre tract conveyed to Gregg C. and Nancy M. Dagenfield by Volume 280 Page 401

Thence, with said northwest line of said 10.0825 acre tract also being the northwest line of a 20 foot ingress/egress easement South 35 deg. 48 min. 49 sec. West passing the northern most corner of said 1.0065 acre tract at 731.69 feet also passing an iron pin and cap set at 932.55 feet a total distance of 957.55 feet returning to the point of beginning containing 1.5527 more or less acres

The here-in-above described 1.5527 acre tract is to become a 60 foot lane way leading to Edminster's 58.204 acre tract

Bearings are based on the centerline of Lilly Chapel-Opossum Run Road (North 54 deg. 50 min. West) as described in Volume 268 Page 46

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 May 30, 2000 by James R. Cottrill registration #6858.

James R. Cottrill

Description of a 5.2036 acre tract
Surveyed for Anna Edminster

The following described 5.2036 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5294 and being all that remains of a 5.06 acre tract (parcel 158) conveyed to Anna L. Edminster by Volume 268 Page 46 and being more particularly described as follows:

Beginning at a rail road spike set in the centerline of Lilly Chapel-Opossum Run Road (County Road 72) (50 right-of-way) said mag nail being at the southwestern corner of said 5.06 acre tract and bears South 54 deg. 50 min. 00 sec. East a distance of 74.23 feet from the centerline intersection of said Lilly Chapel-Opossum Run Road with the centerline of West Jefferson-Kiousville Road (County Road 22) (45 foot right-of-way) said mag nail is also in the line between V.M.S. 5294 and 12127

Thence, with the line between said V.M.S. and the southwest line of said 5.06 acre tract North 32 deg. 29 min. 47 sec. East passing a 5/8" diameter solid iron pin (found) at 10.64 feet at the southern most corner of a 1.7773 acre tract conveyed to Gary L. Converse by Official Record 76 Page 61 a total distance of 657.03 feet to a iron pipe (found) at the northeast corner of said 1.7773 acre tract and the southeast corner of a 2.1113 acre tract conveyed to Byron R. and Debra S. Ballah by Volume 284 Page 464 also corner to a 58.204 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46

Thence, continuing with said V.M.S. line and the line between said 5.06 and said 58.204 acre tracts North 32 deg. 19 min. 16 sec. East a distance of 296.46 feet to a corner stone (found) at the northwestern corner of said 5.06 acre tract

Thence, continuing with line between said 58.204 and said 5.06 acre tract South 55 deg. 26 min. 41 sec. East a distance of 266.00 feet to a corner stone (found) at the northern corner common to said 5.06 and a 8.28 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46

Thence, with the line between said tracts South 35 deg. 48 min. 49 sec. West passing an iron pin and cap set at 930.31 feet a total distance of 955.32 feet to a mag nail set in the centerline of Lilly Chapel-Opossum Run Road

Thence, with said centerline North 54 deg. 50 min. 00 sec. West a distance of 209.87 feet returning to the point of beginning containing 5.2036 more or less acres

Subject to and with the benefit of a 20 foot drainage easement to be described separately and shown on plat accompanying this legal description

Bearings are based on the centerline of Lilly Chapel-Opossum Run Road (North 54 deg. 50 min. West) as described in Volume 268 Page 46

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 May 30, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 6.7264 acre tract
Surveyed for Anna Edminster

The following described 6.7264 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5294 and being part of a 8.28 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lilly Chapel-Opossum Run Road (County Road 72) (50 foot right-of-way) said mag nail is at the southern corner common to said 8.28 acre tract and a 5.06 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46 said mag nail bears South 54 deg. 50 min. 00 sec. East a distance of 284.10 feet from a rail road spike (found) at the intersection of said Lilly Chapel-Opossum Run Road with the centerline of West Jefferson-Kiousville Road (County Road 22) (45 foot right-of-way)

Thence, with the line between said 5.06 and 8.28 acre tract North 35 deg. 48 min. 49 sec. East passing an iron pin and cap set at 25.00 feet a total distance of 955.32 feet to a corner stone (found) common to the north corner of said 5.06 and 8.28 acre tract and in the line southern line of a 58.204 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46

Thence, with said south line South 55 deg. 26 min. 41 sec. East a distance of 145.52 feet to an iron pin and cap set in said line

Thence, across said 8.28 acre tract the following three new courses:

- 1.) South 34 deg. 33 min. 19 sec. West a distance of 58.65 feet to an iron pin and cap set and buried 1' deep
- 2.) South 54 deg. 39 min. 57 sec. East a distance of 170.07 feet to an iron pin and cap set and buried 1' deep
- 3.) South 35 deg. 48 min. 49 sec. West passing an iron pin and cap set at 872.72 feet a total distance of 897.72 feet to a mag nail set in the centerline of Lilly Chapel-Opossum Run Road

Thence, with said centerline North 54 deg. 50 min. 00 sec. West a distance of 316.86 feet returning to the point of beginning continuing 6.7264 more or less acres


Subject to and with the benefit of a 20 foot drainage easement to be described separately and shown on plat accompanying this legal description

Bearings are based on the centerline of Lilly Chapel-Opossum Run Road (North 54 deg. 50 min. West) as described in Volume 268 Page 46

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 May 30, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 20 foot drainage easement
Surveyed for Anna Edminster

The following described 20 foot drainage easement is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5294 and extending across a 5.06 acre tract, also a 58.204 acre tract both tracts conveyed to Anna L. Edminster by Volume 268 Page 46 and being more particularly described as follows:

Said 20 foot drainage easement is tangent to and 10 feet left and right of the following described centerline

Beginning at a point in line between said 5.06 and a 8.28 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46 said point bears South 35 deg. 48 min. 49 sec. West a distance of 10.00 feet to a corner stone (found) at the northern corner common to said 5.06 and 8.28 acre tract

Thence, across said 5.06 acre tract being parallel to an 10 feet southwest of the northeast line of said 5.06 acre tract North 55 deg. 26 min. 41 sec. West a distance of 108.78 feet

Thence, continuing with a new line across said 5.06 and 58.204 acre tract North 23 deg. 20 min. 53 sec. East a distance of 154.43 feet

Thence, continuing across said 58.204 acre tract the following three courses:

- 1.) North 13 deg. 32 min. 55 sec. East a distance of 263.87 feet
- 2.) North 39 deg. 46 min. 08 sec. East a distance of 134.76 feet
- 3.) North 64 deg. 07 min. 04 sec. East a distance of 468.91 feet to a point in the centerline of F.M. Horn Ditch and being the northern terminus of said 20 foot drainage easement

Bearings are based on the centerline of Lilly Chapel-Opossum Run Road (North 54 deg. 50 min. West) as described in Volume 268 Page 46

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 May 30, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.