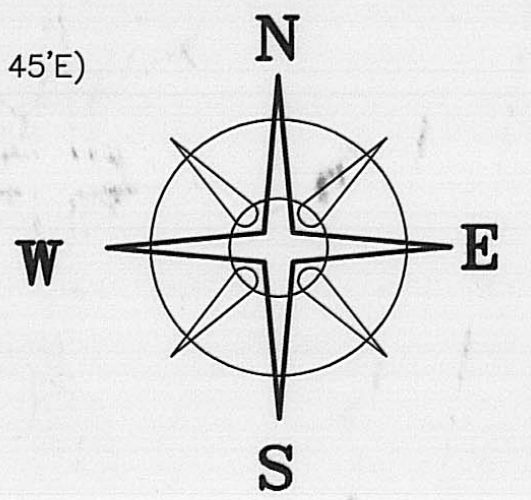


BEARINGS BASED ON THE C OF GREGG ROAD (S 83° 45'E)
AS DESCRIBED IN O.R. 99, PG. 1103.



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

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

VMS 5195
950.13'

VMS 9718
1087.13'

VMS 9718
VMS 7410/8623

43.8880+/-
ACRES

VMS 5195
VMS 7410/8623

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

1531.72'
N 00°07'24" E 1813.68'

50' DRAINAGE

297

TOP DITCH
86.4
bottom ditch
81.5
N 86°08'53" W 636.31'
N 86°08'53" W 759.67'
RALPH L. PARSONS II & RALPH L. PARSONS III
105.9234 ACRES
VOL. 287 PG. 114

296

40.4531+/-
ACRES

GROVER CLAY JOHNSON
40.4531 ACRES
D. B. 109 PG. 2022

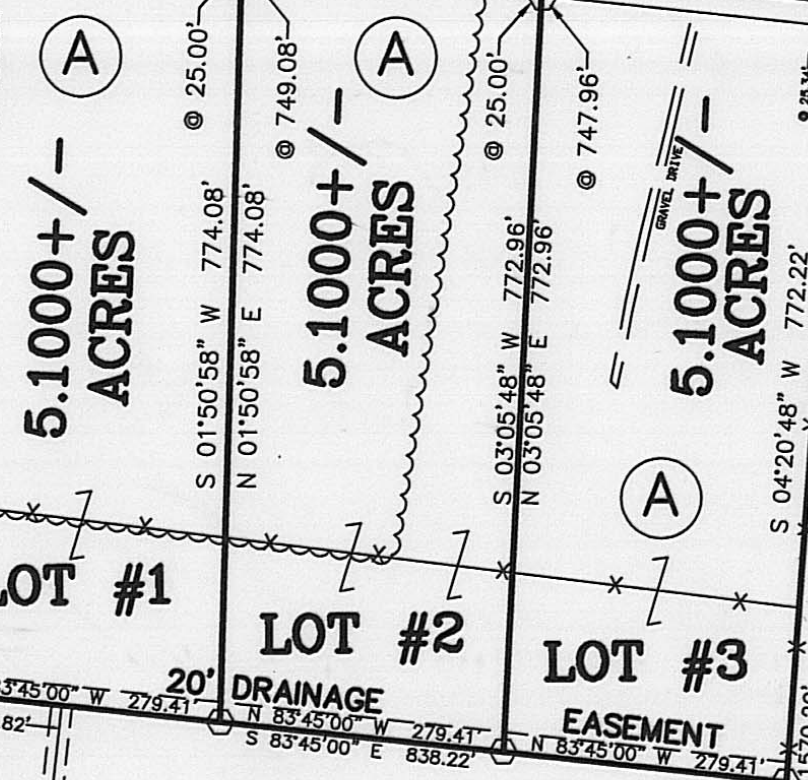
VMS 7410/8623
VMS 9718

557

JEFFERSON TOWNSHIP
DEER CREEK TOWNSHIP
6.5675+/-
ACRES
VMS 7410/8623
VMS 9718
S 04°47'00" W 620.94'

33.8866+/-
ACRES

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



25.7002+/-
RESIDUAL ACRES

DEED REFERENCE

PATRICK R. & MELISSA L.
FERGUSON
BETTE L. & JAMES R.
MENDENHALL
O.R. 109 PG. 2002
41.0002± ACRES

36.4710+/-
ACRES

MARY R. JOHNSON
36.4710 ACRES
D. R. 109 PG. 1982

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

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" 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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

DATE: 7-25-00

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

NOTES

TOWNSHIP LINE & VMS LINES ARE SCALED FROM TAX MAP.

JAMES R. COTTRILL P.S.

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

V.M.S 9718,
JEFFERSON TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO,
SURVEYED FOR PAT FERGUSON

DATE DRAWN:
7-15-00
JOB #S000517
F. B. # 25

SCALE : 1" = 200'
200' 100' 0 200'

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

97-2000

Description of a 5.1000 acre tract
Lot #1
Surveyed for Pat Ferguson

The following described 5.1000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 9718 and being part of a 41.0002 acre tract conveyed to Patrick R. and Melissa L. Ferguson and Bette L. and James R. and Mendenhall by Official Record 109 Page 2002 and being more particularly described as follows:

Beginning at a rail road spike set in the centerline of Gregg Road (County Road 43) (50 foot right-of-way) said rail road spike bears South 83 deg. 45 min. 00 sec. East a distance of 296.27 feet from a rail road spike previously set at the northwest corner of said 41.0002 acre tract

Thence, with said centerline South 83 deg. 45 min. 00 sec. East a distance of 296.28 feet to a mag nail set in said centerline

Thence, across said 41.0002 acre tract the following three new courses:

- 1.) South 01 deg. 50 min. 58 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 774.08 feet to an iron pin and cap set
- 2.) North 83 deg. 45 min. 00 sec. West being parallel to the centerline of Gregg Road a distance of 279.41 feet to an iron pin and cap set
- 3.) North 00 deg. 36 min. 24 sec. East passing an iron pin and cap set at 750.55 feet a total distance of 775.55 feet returning to the point of beginning containing 5.1000 more or less acres

With the benefit of a two 20 foot drainage easements to be described separately and shown on plat accompanying this legal description, also with the benefit of a 50 foot drainage easement as described in Official Record 109 Page 2002

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 July 15, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 5.1000 acre tract
Lot #2
Surveyed for Pat Ferguson

The following described 5.1000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 9718 and being part of a 41.0002 acre tract conveyed to Patrick R. and Melissa L. Ferguson and Bette L. and James R. and Mendenhall by Official Record 109 Page 2002 and being more particularly described as follows:

Beginning at a rail road spike set in the centerline of Gregg Road (County Road 43) (50 foot right-of-way) said rail road spike bears North 83 deg. 45 min. 00 sec. East a distance of 296.28 feet from a rail road spike previously set at the northeast corner of said 41.0002 acre tract

Thence, across said 41.0002 acre tract the following three new courses:

- 1.) South 03 deg. 05 min. 48 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 772.96 feet to an iron pin and cap set
- 2.) North 83 deg. 45 min. 00 sec. West being parallel to the centerline of Gregg Road a distance of 279.41 feet to an iron pin and cap set
- 3.) North 01 deg. 50 min. 58 sec. East passing an iron pin and cap set at 749.08 feet a total distance of 774.08 feet to a mag nail set in the centerline of Gregg Road

Thence, with the said centerline South 83 deg. 45 min. 00 sec. East a distance of 296.28 feet returning to the point of beginning containing 5.1000 more or less acres

With the benefit of a two 20 foot drainage easements to be described separately and shown on plat accompanying this legal description, also with the benefit of a 50 foot drainage easement as described in Official Record 109 Page 2002

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 July 15, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 5.1000 acre tract
Lot #3
Surveyed for Pat Ferguson

The following described 5.1000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 9718 and being part of a 41.0002 acre tract conveyed to Patrick R. and Melissa L. Ferguson and Bette L. and James R. and Mendenhall by Official Record 109 Page 2002 and being more particularly described as follows:

Beginning at a rail road spike previously set in the centerline of Gregg Road (County Road 43) (50 foot right-of-way) at the of said northeast corner of said 41.0002 acre tract

Thence, with east line of said 41.0002 acre tract South 04 deg. 20 min. 48 sec. West passing an iron pin and cap previously set at 25.34 feet a total distance of 772.22 feet to an iron pin and cap set

Thence, across said 41.0002 acre tract the following two new courses:

- 1.) North 83 deg. 45 min. 00 sec. West being parallel to the centerline of Gregg Road a distance of 279.41 feet to an iron pin and cap set
- 2.) North 03 deg. 05 min. 48 sec. East passing an iron pin and cap set at 747.96 feet a total distance of 772.96 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 296.28 feet returning to the point of beginning containing 5.1000 more or less acres

With the benefit of a two 20 foot drainage easements to be described separately and shown on plat accompanying this legal description, also with the benefit of a 50 foot drainage easement as described in Official Record 109 Page 2002

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 July 15, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 20 foot drainage easements
Surveyed for Pat Ferguson

The following described drainage easement is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 9718 and being crossing over a 41.0002 acre tract conveyed to Patrick R. and Melissa L. Ferguson and Bette L. and James R. and Mendenhall by Official Record 109 Page 2002 and being more particularly described as follows:

The first 20 foot drainage easement is tangent to and 20 feet north of the south lines of Lots #1,#2 and #3 surveyed by this surveyor on 07-15-00 for Pat Ferguson and extends from the west line of Lot #1 to the East line of Lot #3 and is tangent to and 20 feet left of the following described baseline

Beginning at a rail road spike previously set at the northwest corner of said 41.0002 acre tract said rail road spike being 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 296.27 feet to a rail road spike set at the northwest corner of said Lot #1

Thence, with the west line of said Lot #1 South 00 deg. 36 min. 24 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 775.55 feet to an iron pin and cap set at the southwest corner of said Lot #1 also being the **true point of beginning** of said baseline for the first 20 foot drainage easement

Thence, South 83 deg. 45 min. 00 sec. East along the south lines of Lots #1,2,&3 a distance of 838.22 feet to an iron pin and cap set at the southeast corner of said Lot #3 and the eastern terminus of said 20 foot drainage easement

Second 20 foot drainage easement extends from the south line of Lot #1 to the north line of a 50 foot drainage easement as described in Official Record 109 Page 2002 and shown on plat accompanying this legal description

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

Beginning at a rail road spike previously set at the northwest corner of said 41.0002 acre tract said rail road spike being 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 296.27 feet to a rail road spike set at the northwest corner of said Lot #1

Thence, with the west line of said Lot #1 South 00 deg. 36 min. 24 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 775.55 feet to an iron pin and cap set at the southwest corner of said Lot #1

Thence, with the south line of said Lot #1 South 83 deg. 45 min. 00 sec. East a distance of 123.82 feet to point in the south line of said Lot #1 at the **true point of beginning** of said centerline of said 20 foot drainage easement

Thence, South 06 deg. 24 min. 17 sec. West a distance of 694.19 feet to a point in the north line of 50 foot drainage easement also being the southern terminus of said 20 foot drainage easement

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 July 15, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.