

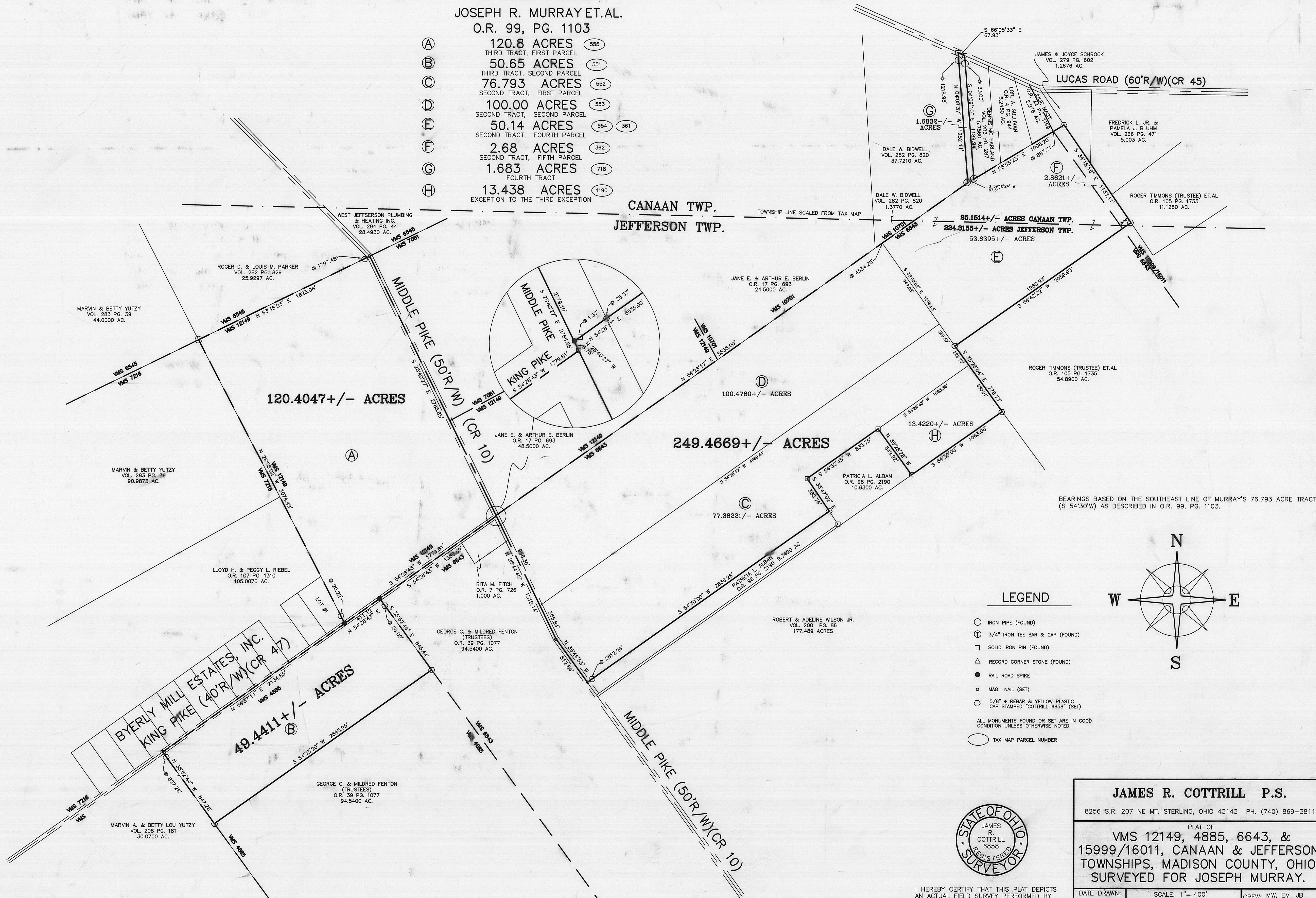
DEED REFERENCE

JOSEPH R. MURRAY ET.AL.

O.R. 99, PG. 1103

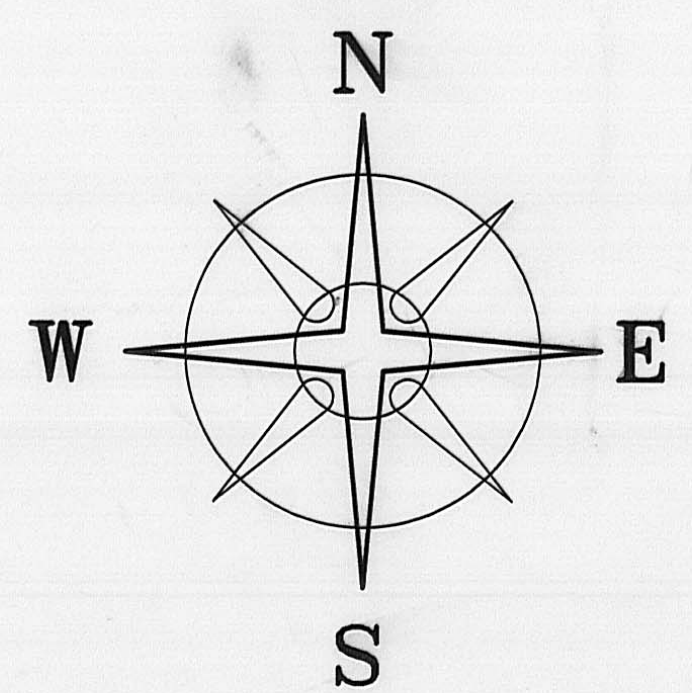
- (A) 120.8 ACRES (555) THIRD TRACT, FIRST PARCEL
- (B) 50.65 ACRES (551) THIRD TRACT, SECOND PARCEL
- (C) 76.793 ACRES (552) SECOND TRACT, FIRST PARCEL
- (D) 100.00 ACRES (553) SECOND TRACT, SECOND PARCEL
- (E) 50.14 ACRES (554) (361) SECOND TRACT, FOURTH PARCEL
- (F) 2.68 ACRES (362) SECOND TRACT, FIFTH PARCEL
- (G) 1.683 ACRES (718) FOURTH TRACT
- (H) 13.438 ACRES (1190) EXCEPTION TO THE THIRD EXCEPTION

CANAAN TWP.
JEFFERSON TWP.



BEARINGS BASED ON THE SOUTHEAST LINE OF MURRAY'S 76.793 ACRE TRACT (S 54°30'W) AS DESCRIBED IN O.R. 99, PG. 1103.

- LEGEND
- IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE
 - MAG NAIL (SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

PLAT OF
VMS 12149, 4885, & 15999/16011, CANAAN & JEFFERSON TOWNSHIPS, MADISON COUNTY, OHIO. SURVEYED FOR JOSEPH MURRAY.

DATE DRAWN: 9-12-00
JOB# S000820
F.B. #26

SCALE: 1" = 400'
400' 200' 0' 400'

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

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 9-28-00

1-2001

Description of a 49.5195 acre tract
Surveyed for Joseph Murray

The following described 49.5195 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 4885, and being all of a 50.65 acre tract conveyed to Joseph R. Murray Et. Al by Official Record 99 Page 1103 (being third tract second parcel) and being more particularly described as follows:

Beginning at a rail road spike set in the centerline of King Pike (County Road 47) (40 foot right-of-way) said rail road spike being at the northeast corner of said 50.65 acre tract also corner to a 94.5400 acre tract conveyed to George C. and Mildred Fenton (Trustees) by Official Record 39 Page 1077 said spike bears South 54 deg. 28 min. 43 sec. West a distance of 1368.69 feet from a iron pin (found) at the centerline intersection of said King Pike with the centerline of Middle Pike (County Road 10) (50 foot right-of-way) said rail road spike also being the northern most corner of said V.M.S. 4885

Thence, with said 94.5400 acre tract the following two courses:

- 1.) South 35 deg. 52 min. 44 sec. East with the line between V.M.S. 4885 and 6643 passing an iron pin and cap set at 20.00 feet a total distance of 845.44 feet to an iron pin and cap set
- 2.) South 54 deg. 33 min. 20 sec. West a distance of 2545.95 feet to an iron pin and cap set in the northeast line of a 30.0700 acre tract conveyed to Marvin A. and Betty Lou Yutzy by Volume 208 page 181 also being the southwest line of V.M.S. 4885

Thence, with said line North 35 deg. 52 min. 44 sec. West passing an iron pin and cap set at 827.28 feet a total distance of 847.28 feet to an iron pin (found) in the centerline of said King Pike

Thence, with said centerline the following two courses:

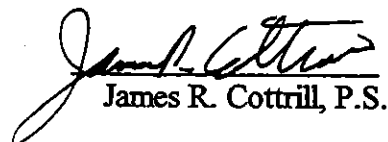
- 1.) North 54 deg. 37 min. 11 sec. East a distance of 2134.85 feet to a rail road spike set in said centerline
- 2.) North 54 deg. 28 min. 43 sec. East a distance of 411.12 feet returning to the point of beginning containing 49.5195 more or less acres

Bearings are based on the southeast line of Murray's 76.793 acre tract (South 54 deg. 30 min. West) 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 September 12, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 120.4019 acre tract
Surveyed for Joseph Murray

The following described 120.4019 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 12149, and being all of a 120.8 acre tract (third tract first parcel) conveyed to Joseph R. Murray Et. Al by Official Record 99 Page 1103 and being more particularly described as follows:

Beginning at a iron pin (found) in at the centerline intersection of King Pike (County Road 47) (40 foot right-of-way) with the centerline of Middle Pike (County Road 10) (50 foot right-of-way) said iron pin being the southeast corner of said 120.8 acre tract

Thence, with the centerline of King Pike South 54 deg. 28 min. 43 sec. West passing a rail road spike set at 1368.69 feet a total distance of 1779.81 feet to a rail road spike set in said centerline at the southeast corner of Lot #1 of Byerly Mill Estates, Incorporated said rail road spike also being the southern most corner of V.M.S. 12149 also corner to V.M.S. 7216

Thence, with the line between said VMS's North 26 deg. 58 min. 02 sec. West passing an iron pin and cap set at 20.22 feet a total distance of 3074.49 to a iron pipe (found) at the southwest corner of a 25.9297 acre tract conveyed to Roger D. and Louis M. Parker by Volume 282 Page 829 said iron pipe also being corner to a V.M.S. 12149, 6545 and 7216

Thence, with the line between said V.M.S. 6545 and 12149 also being the southeast line of said 25.9297 acre tract North 63 deg. 48 min. 23 sec. East passing an iron pin and cap set at 1797.48 feet a total distance of 1823.04 feet to a mag nail set in the centerline of Middle Pike


Thence, with said Middle Pike South 25 deg. 40 min. 27 sec. East passing a rail road spike set at 2779.10 feet a total distance of 2785.85 feet returning to the point of beginning containing 120.4019 more or less acres

Bearings are based on the southeast line of Murray's 76.793 acre tract (South 54 deg. 30 min. West) 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 September 12, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

**Description of a 249.4669 acre tract
Surveyed for Joseph Murray**

The following described 249.4669 acre tract is situated in the State of Ohio, Madison County, Jefferson and Canaan Townships, V.M.S. 6643, 10701, 15999/1601 and being all of what remains of 76.793 acre tract (second tract, first parcel), all of a 100.00 acre tract (second tract, second parcel), also being all of a 50.14 acre tract (second tract fourth parcel), all of a 2.68 acre tract (second tract, fifth parcel), all of a 1.683 acre tract (fourth tract) and all of a 13.438 acre tract (exception to the third exception) all tracts conveyed to Joseph R. Murray Et. Al by Official Record 99 Page 1103 and being more particularly described as follows:

Beginning at a iron pin (found) at the centerline intersection of King Pike (County Road 47) (40 foot right-of-way) with the centerline of Middle Pike (County Road 10) (50 foot right-of-way)

Thence, with the centerline of Middle Pike North 25 deg. 40 min. 27 sec. West a distance of 6.75 feet to a rail road spike set in said centerline at the northeast corner of said 100.00 acre tract also in the south corner of a 48.5000 acre tract conveyed to Jane E. and Arthur E. Berlin by Official Record 17 page 693

Thence, with the northwest line of said 100.00 acre tract North 54 deg. 28 min. 17 sec. East passing an iron pin (found) at 1.37 feet also passing an iron pin and cap set at 25.37 feet also passing the western most corner of said 50.14 acre tract at 4534.25 feet a total distance of 5535.00 feet to a iron pipe (found) at the southwest corner of said 1.683 acre tract being the southeast corner of a 37.7210 acre tract conveyed to Dale W. Bidwell by Volume 262 Page 820

Thence, with the east line of said 37.7210 acre tract North 04 deg. 08 min. 37 sec. West passing an iron pipe (found) at 1218.98 feet a total distance of 1252.11 feet to iron pin (found) in the centerline of Lucas Road (County Road 45) (60 foot right-of-way)

Thence, with said centerline South 66 deg. 05 min. 33 sec. East a distance of 67.93 feet to an iron pin (found) at the northeast corner of a 5.7560 acre tract conveyed to Dennis Mc Farland by Volume 283 Page 287

Thence, with the west line of said 5.7560 acre tract South 04 deg. 09 min. 10 sec. East passing an iron pipe (found) at 33.00 feet a total distance of 1189.94 feet to an iron pipe (found) at the southwest corner of said 5.7560 acre tract also being in the line between V.M.S. 6643 and 10701

Thence, with said V.M.S. line North 58 deg. 55 min. 23 sec. East passing the northwest corner of said 2.68 acre tract at 887.71 feet a total distance of 1008.20 feet to an iron pin and cap set in the southwest line of a 1.2676 acre tract conveyed to James and Joyce Schrock by Volume 279 Page 602

Thence, with the northeast line of said 2.68 acre tract South 34 deg. 18 min. 16 sec. East a distance of 1133.11 feet to an iron pin and cap set in the southwest line of a 11.1280 acre tract conveyed to Roger Timmons (Trustee) Et. Al by Official Record 105 Page 1735 said iron pin and cap is also in the most northern corner of a 54.8900 acre tract conveyed to Roger Timmons (Trustee) Et. Al by Official Record 105 Page 1735

Thence, with said 54.8900 acre tract South 54 deg. 42 min. 22 sec. West passing the southwest corner of said 2.68 acre tract at 99.00 feet a total distance of 2059.93 feet to an iron pin and cap set in the northwest corner of said 54.8900 acre tract also being the northeast line of said 76.793 acre tract

Thence, South 35 deg. 28 min. 04 sec. East passing the northern most corner of said 13.438 acre tract at 226.72 feet a total distance of 776.73 feet to an iron pin and cap set in

the northern most corner of a 177.489 acre tract conveyed to Robert and Adeline Wilson Jr. by Volume 200 Page 86

Thence, with the northwest line of said 177.489 acre tract South 54 deg. 30 min. 00 sec. West a distance of 1063.06 feet to a solid iron pin (found) at the southeast corner of a 10.6300 acre tract conveyed to Patricia L. Alban by Official Record 98 Page 2190

Thence, with said 10.6300 acre tract the following three courses:

- 1.) North 35 deg. 28 min. 28 sec. West a distance of 549.92 feet to a solid iron pin (found)
- 2.) South 54 deg. 32 min. 45 sec. West a distance of 833.75 feet to a solid iron pin (found)
- 3.) South 33 deg. 47 min. 02 sec. East a distance of 380.76 feet to an iron pin and cap set at the northeast corner of a 9.7420 acre tract conveyed to Patricia L. Alban by Official Record 98 page 2190

Thence, with the northwest line of said 9.7420 acre tract South 54 deg. 30 min. 00 sec. West passing an iron pin and cap set at 2812.26 feet a total distance of 2836.26 feet to a mag nail set in the centerline of Middle Pike

Thence, with said centerline the following two courses:

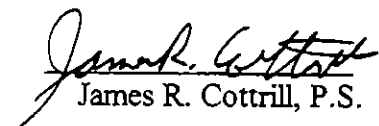
- 1.) North 35 deg. 46 min. 53 sec. West a distance of 512.84 feet to a mag nail set
- 2.) North 25 deg. 44 min. 45 sec. West passing the western corner common to said 100.00 and said 76.793 acre tract at 355.84 feet a total distance of 1312.14 feet returning to the point of beginning containing 249.4669 more or less acres of which 77.38221 acres is all of said 76.793 acre tract, 100.4780 acres is all of said 100.00 acre tract, 53.6395 acres is all of said 50.14 acre tract, 2.8621 acres is all of said 2.68 acre tract, 1.6832 acres is all of said 1.683 acre tract and 13.4220 acres is all of said 13.438 acre tract and there is 25.1514 acres in Canaan Township, and 224.3155 acres in Jefferson Township

Bearings are based on the southeast line of Murray's 76.793 acre tract (South 54 deg. 30 min. West) 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 September 12, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.