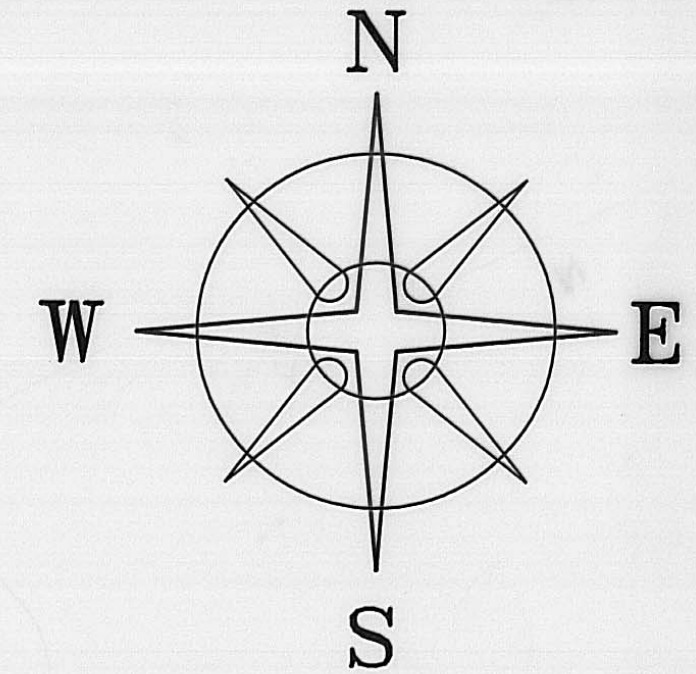


GAIN & GRAIN FRAM, INC.  
274 PG. 286  
315.274 AC.

RICHARD ARMSTRONG  
ET.AL.  
D.B. 288 PG. 920  
202.5938 AC.



BEARINGS BASED ON THE  $\text{C}$  OF OLD SPRINGFIELD ROAD (N 82°30'00"W) AS DESCRIBED IN D.B. 295 PG. 657.

DEED REFERENCE

GEORGE WILLIAM MORCHER  
D.B. 203 PG. 50  
44.36 AC.  
(PART OF 145 AC. TRACT)

LEGEND

- $\perp$  DOUBLE ANGLE IRON FENCE POST FOUND
- $\square$  SOLID IRON PIN (FOUND)
- $\triangle$  5/8" REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE" FOUND
- $\bullet$  MINE SPIKE FOUND
- $\circ$  P K NAIL
- $\odot$  5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

38.1968 ACRES, VMS 6384,  
UNION TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR WILLIAM MORCHER

DATE DRAWN: 5-15-95  
JOB #S950510  
F. B. # 10

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



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

*James R. Cottrill* DATE: 5-15-95

*done #87*

38.1968 ACRES

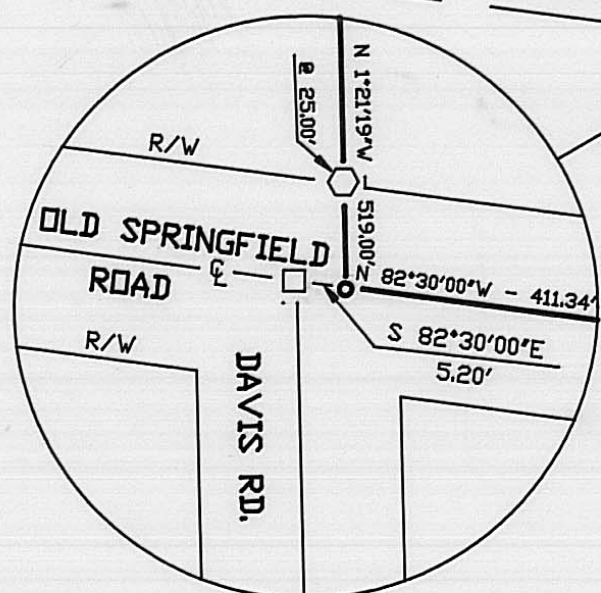
*closes*

*Csb - 15.279  
Wv - 9.55  
Ko - 9.55  
Csa - 3.8178*

LEWIS HEFT  
D.B. 290 PG. 480  
141 AC.

WILLIAM A. MORCHER  
D.B. 222 PG. 447  
5.003 ACRES

GEORGE BRIAN MORCHER  
D.B. 295 PG. 657  
5.0138 AC.



DAVIS RD.  
TWP. 95

OLD SPRINGFIELD ROAD  
(50' R/W) CO. 13

13-01

Description of a 38.1968 acre tract  
Surveyed for William Morcher

The following described 38.1968 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 6384, being part of a 44.36 acre tract (part of a 145 acre tract) conveyed to George W. Morcher by Deed Book 203 Page 50 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Old Springfield Road (40 foot right-of-way) (County Road 13) said PK nail is at the Southeast corner of a 5.003 acre conveyed to William A. Morcher by Deed Book 222 Page 447 said PK nail bears South 82 deg. 30 min. 00 sec. East a distance of 5.20 feet from an iron pin found at the centerline intersection of said Springfield Road with the centerline of Davis Road;

Thence, with the following two courses of said 5.003 acre tract:

1) North 1 deg. 21 min. 19 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 519.00 feet to an iron pin and cap set

2) North 82 deg. 30 min. 00 sec. West a distance of 420.00 feet to an iron pin and cap set in the East line of a 141 acre tract conveyed to Lewis Heft by Deed Book 290 Page 480;

Thence, with said East line North 1 deg. 21 min. 19 sec. West a distance of 824.76 feet to an iron pin and cap set at the Northwest corner of said 44.36 acre tract and in the Southeast line of 315.274 acre tract conveyed to Gain and Grain Farm Inc. by Deed Book 274 Page 286 said iron pin and cap also in the line between V.M.S. 7943 and 6384;

Thence, with said line North 49 deg. 45 min. 25 sec. East a distance of 1662.42 feet to a double angle iron fence post found at the Northwest corner of a 202.5938 acre tract conveyed to Richard Armstrong Etal. by Deed Book 288 Page 920;

Thence, with the West line of said 202.5938 acre tract South 00 deg. 16 min. 53 sec. West a distance of 849.34 feet to a double angle iron fence post found at the Northeast corner of a 10.77 acre tract conveyed to Richard Armstrong Etal. by Deed Book 288 Page 920;

Thence, with the following two lines of said 10.77 acre tract

1) South 87 deg. 12 min. 17 sec. West a distance of 396.62 feet to a double angle iron fence post found

2) South 13 deg. 56 min. 33 sec. East a distance of 440.22 feet to an iron pin and cap set

Thence with a new line across said 44.36 acre tract South 3 deg. 18 min. 25 sec. West a distance of 586.48 feet to an iron pin and cap set at the Northwest corner of 5.0138 acre tract conveyed to George Brian Morcher by Deed Book 295 Page 657;

Thence, with the West line of said 5.0138 acre tract South 7 deg. 30 min. 00 sec. West, passing an iron pin and cap set at 625.00 feet, a total distance of 650.00 feet to a PK nail found in the centerline of Old Springfield Road;

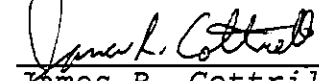
Thence, with said centerline North 82 deg. 30 min. 00 sec. West a distance of 411.34 feet to the point of beginning containing 38.1968 acres more or less.

Bearings are based on the centerline of Old Springfield Road (North 82 deg. 30 min. 00 sec. West) as described in Deed

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 15, 1995 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858