

NORMAN B. WILSON
D.B. 284 PG. 617
3.3704 AC.

JAMES A. & JANET L. AMLIN
VOL. 295, PG. 905
98.1417 ACRES

LOIS E. & RAYMOND E. TOOPS
D.B. 293 PG. 984
183.49 AC.

24" CMP

ARMSTRONG ROAD (CR-83)

LOT #1

LOT #2

LOT #3

LOT #4

LOT #5

20.0100+/- ACRES

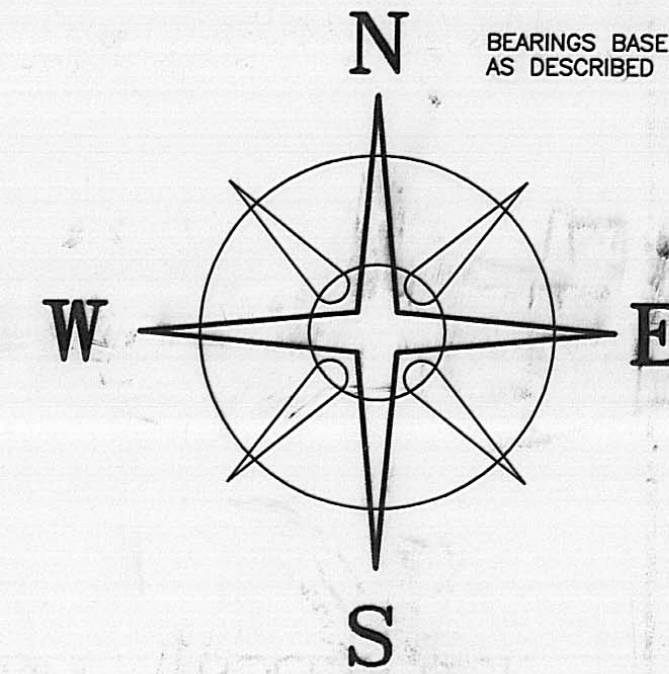
20.0100+/- ACRES

20.0100+/- ACRES

8.9379+/- ACRES

PETER & DEBORAH J. BARTKOWIAK
O.R. 104, PG. 142
9.1708+/- ACRES

KERMIT L. KELLOUGH
D.B. 160, PG. 103
326.68 AC.



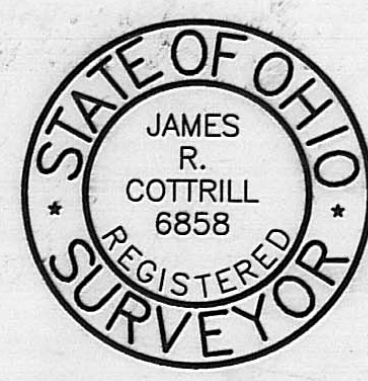
BEARINGS BASED ON THE C. OF ARMSTRONG ROAD (S 2'24'52"W) AS DESCRIBED IN D.B. 295 PG. 908.

DEED REFERENCE

PETER & DEBORAH J. BARTKOWIAK
D.B. 295 PG. 908
88.9712 AC.

LEGEND

- 3/4" Ø IRON PIPE (FOUND)
 - △ 3" DOUBLE ANGLE IRON CORNER FENCE POST
 - RAIL ROAD SPIKE (FOUND)
 - MAG NAIL (SET)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - TAX MAP PARCEL NUMBER
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 11-20-00

JAMES R. COTTRILL P.S.

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

LOT SPLITS, V.M.S. 5673, 8005, & 4590,
UNION TOWNSHIP, MADISON COUNTY,
STATE OF OHIO,
SURVEYED FOR PETE BARTKOWIAK

DATE DRAWN: 11-07-00	SCALE: 1"=200'	CREW: JB, MW
JOB #S000303A	200' 100' 0 200'	DWN. BY: EM
F. B. #		CK. BY: JRC

69-01

Description of a 20.0100 acre tract
Lot #1
Surveyed for Pete Bartkowiak

The following described 20.0100 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 5673 and being part of a 88.9712 acre tract conveyed to Peter and Deborah J. Bartkowiak by Deed Book 295 Page 908 and being more particularly described as follows:

Beginning a rail road spike (found) in the centerline of Armstrong Road (County Road 83) (50 foot right-of-way) said rail road spike being at the eastern most corner of a 3.3704 acre tract conveyed to Norman B. Wilson by Deed Book 284 Page 617 said rail road spike also being the northern most corner of said 88.9712 acre tract

Thence, with the centerline of Armstrong Road South 44 deg. 10 min. 49 sec. East a distance of 584.37 feet to a mag nail set in said centerline

Thence, across said 88.9712 acre tract South 27 deg. 32 min. 37 sec. West passing an iron pin and cap set at 26.33 feet a total distance of 1895.85 feet to an iron pin and cap set corner to a 98.1417 acre tract conveyed to James A. and Janet L. Amlin by Volume 295 Page 905

Thence, with the east line of said 98.1417 acre tract North 02 deg. 06 min. 38 sec. East a distance of 1943.94 feet to an iron pin and cap previously set in the southwest line of said Wilson's 3.3704 acre tract

Thence, with said 3.3704 acre tract the following two courses:

- 1.) South 48 deg. 01 min. 02 sec. East a distance of 183.49 feet to a 3/4" iron pipe (found)
- 2.) North 43 deg. 01 min. 09 sec. East passing a 3/4" iron pipe (found) at 358.36 feet a total distance of 383.21 feet returning to the point of beginning containing 20.0100 more or less acres

With the benefit of a 30' drainage easement said drainage easement is tangent to and left of the following described baseline

Beginning at a point in the southeast line of the here-in-above described Lot #1 said point bears North 27 deg. 32 min. 37 sec. East a distance of 50.00 feet to a point said in said line


Thence, with said line South 27 deg. 32 min. 37 sec. West passing an iron pin and cap set at 50.00 feet and continuing with the east line extended a distance of 50.00 feet to a point in the centerline of Walnut Run and being the southern terminus of said 30' drainage easement said drainage easement is more particularly shown on plat accompanying this legal description

Bearings are based on the centerline of Armstrong Road (South 02 deg. 24 min. 52 sec. West) as described in Deed Book 295 Page 908

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 November 07, 2000 by James R. Cottrill registration #6858. (Job # S000303)


James R. Cottrill, P.S.

Description of a 20.0100 acre tract
Lot #2
Surveyed for Pete Bartkowiak

The following described 20.0100 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 5673 and being part of a 88.9712 acre tract conveyed to Peter and Deborah J. Bartkowiak by Deed Book 295 Page 908 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Armstrong Road (County Road 83) (50 foot right-of-way) said mag nail bears South 44 deg. 10 min. 49 sec. East a distance of 584.37 feet from a rail road spike (found) in said centerline at the eastern most corner of a 3.3704 acre tract conveyed to Norman B. Wilson by Deed Book 284 Page 617

Thence, with the centerline of Armstrong Road South 44 deg. 10 min. 49 sec. East a distance of 448.84 feet to a mag nail set in said centerline

Thence, across said 88.9712 acre tract South 33 deg. 22 min. 01 sec. West passing an iron pin and cap set at 25.60 feet a total distance of 2381.75 feet to an iron pin and cap set in the north line of 183.49 acre tract conveyed to Lois E. and Raymond E. Toops by Deed Book 293 Page 984

Thence, with said north line North 72 deg. 10 min. 48 sec. West a distance of 287.19 feet to an iron pin and cap set at the southeast corner of a 98.1417 acre tract conveyed to James A. and Janet L. Amlin by Volume 295 Page 905

Thence, with said 98.1417 acre tract the following three courses:

- 1.) North 14 deg. 18 min. 36 sec. East passing an iron pin and cap previously set at 353.02 feet a total distance of 685.41 feet to an iron pin and cap set
- 2.) South 56 deg. 42 min. 03 sec. East a distance of 143.94 feet to an iron pin and cap set
- 3.) South 67 deg. 35 min. 50 sec. East a distance of 112.66 feet to an iron pin and cap set

Thence, with a new line across said 88.9712 acre tract North 27 deg. 32 min. 37 sec. East passing an iron pin and cap set at 1869.52 feet a total distance of 1895.85 feet returning to the point of beginning containing 20.0100 more or less acres

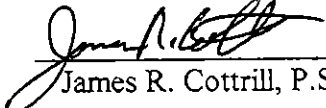
Subject to a 30' drainage easement as shown on plat accompanying this legal description

Bearings are based on the centerline of Armstrong Road (South 02 deg. 24 min. 52 sec. West) as described in Deed Book 295 Page 908

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 November 07, 2000 by James R. Cottrill registration #6858. (Job # S000303)


James R. Cottrill, P.S.

Description of a 20.0100 acre tract
Lot #3
Surveyed for Pete Bartkowiak

The following described 20.0100 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 5673 and being part of a 88.9712 acre tract conveyed to Peter and Deborah J. Bartkowiak by Deed Book 295 Page 908 and being more particularly described as follows:

Beginning at a rail road spike (found) in the centerline of Armstrong Road (County Road 83) (50 foot right-of-way) said rail road spike being at the eastern most corner of a 3.3704 acre tract conveyed to Norman B. Wilson by Deed Book 284 Page 617 said rail road spike also being the northern most corner of said 88.9712 acre tract

Thence, with the centerline of Armstrong Road South 44 deg. 10 min. 49 sec. East passing a mag nail set at 584.37 feet a total distance of 1033.21 feet to a mag nail set in said centerline at the **true point of beginning**

Thence, continuing with said centerline South 44 deg. 10 min. 49 sec. East a distance of 396.57 feet to a mag nail set in said centerline

Thence, across said 88.9712 acre tract South 33 deg. 41 min. 01 sec. West passing an iron pin and cap set at 25.57 feet a total distance of 2191.91 feet to an 3" double angle iron fence post (found) at the northern corner common to a 326.68 acre tract conveyed to Kermit L. Kellough by Deed Book 160 Page 103 and a 183.49 acre tract conveyed to Lois E. and Raymond E. Toops by Deed Book 293 Page 984

Thence, with the north line of said 183.49 acre tract North 72 deg. 10 min. 48 sec. West a distance of 389.37 feet to an iron pin and cap set

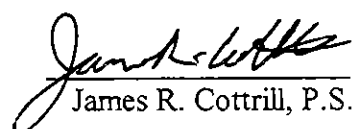
Thence, across said 88.9712 acre tract North 33 deg. 22 min. 01 sec. East passing an iron pin and cap set at 2356.15 feet a total distance of 2381.75 feet returning to **the true point of beginning** containing 20.0100 more or less acres

Bearings are based on the centerline of Armstrong Road (South 02 deg. 24 min. 52 sec. West) as described in Deed Book 295 Page 908

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 November 07, 2000 by James R. Cottrill registration #6858. (Job # S000303)


James R. Cottrill, P.S.

Description of a 20.0100 acre tract
Lot #4
Surveyed for Pete Bartkowiak

The following described 20.0100 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 5673, and 8005 and being part of a 88.9712 acre tract conveyed to Peter and Deborah J. Bartkowiak by Deed Book 295 Page 908 and being more particularly described as follows:

Beginning at a ¾" iron pipe (found) at an angle point in the centerline of Armstrong Road (County Road 83) (50 foot right-of-way) said iron pipe is the northeast corner of said 88.9712 acre tract

Thence, with said centerline North 44 deg. 10 min. 49 sec. West a distance of 115.26 feet to a mag nail set in said centerline at the **true point of beginning**

Thence, across said 88.9712 acre tract South 40 deg. 52 min. 22 sec. West passing an iron pin and cap set at 25.09 feet a total distance of 1143.06 feet to an iron pin and cap previously set at the northwest corner of a 9.1708 acre tract conveyed to Peter and Deborah J. Bartkowiak by Official Record 104 Page 142

Thence, with the west line of said 9.1708 acre tract South 02 deg. 24 min. 52 sec. West a distance of 500.00 feet to an iron pin and cap previously set in the north line of a 326.68 acre tract conveyed to Kermit L. Kellough by Deed Book 160 Page 103

Thence, with said 326.88 acre tract the following three courses:

- 1.) North 88 deg. 08 min. 21 sec. West a distance of 161.77 feet to a 3' double angle iron fence post (found)
- 2.) South 14 deg. 19 min. 04 sec. West a distance of 316.31 feet to a 3" double angle iron fence post (found)
- 3.) North 71 deg. 49 min. 13 sec. West a distance of 558.02 feet to a 3" double angle iron fence post (found) in the northeast corner of a 183.49 acre tract conveyed to Lois E. and Raymond E. Toops by Deed Book 293 Page 984

Thence, across with a new line across said 88.9712 acre tract North 33 deg. 41 min. 01 sec. East passing an iron pin and cap set at 2166.34 feet a total distance of 2191.91 feet to a mag nail set in the centerline of Armstrong Road

Thence, with said centerline South 44 deg. 10 min. 49 sec. East a distance of 464.18 feet returning to the **true point of beginning** containing 20.0100 more or less acres

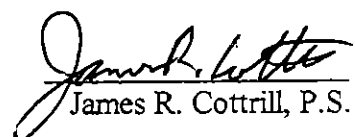
Subject to a 30' drainage easement as shown on plat accompanying this legal description and described in Lot #5

Bearings are based on the centerline of Armstrong Road (South 02 deg. 24 min. 52 sec. West) as described in Deed Book 295 Page 908

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 November 07, 2000 by James R. Cottrill registration #6858. (Job # S000303)


James R. Cottrill, P.S.

Description of a 8.9379 acre tract
Lot #5
Surveyed for Pete Bartkowiak

The following described 8.9379 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 5673, 8005, and 4590 and being part of a 88.9712 acre tract conveyed to Peter and Deborah J. Bartkowiak by Deed Book 295 Page 908 and being more particularly described as follows:

Beginning at a ¾" iron pipe (found) at an angle point in the centerline of Armstrong Road (County Road 83) (50 foot right-of-way) said iron pipe is the northeast corner of said 88.9712 acre tract

Thence, with said centerline the following two courses:

- 1.) South 01 deg. 49 min. 24 sec. West a distance of 417.10 feet to a rail road spike (found)
- 2.) South 02 deg. 24 min. 52 sec. West a distance of 391.09 feet to a mag nail previously set at the northeast corner of a 9.1708 acre tract conveyed to Peter and Deborah J. Bartkowiak by Official Record 104 Page 142

Thence, with the north line of said 9.1708 acre tract North 88 deg. 08 min. 21 sec. West passing an iron pin and cap previously set at 25.00 feet a total distance of 799.00 feet to an iron pin and cap previously set at the northwest corner of said 9.1708 acre tract

Thence, with a new line across said 88.9712 acre tract North 40 deg. 52 min. 22 sec. East passing an iron pin and cap set at 1117.97 feet a total distance of 1143.06 feet to a mag nail set in said centerline of Armstrong Road

Thence, with said centerline South 44 deg. 10 min. 49 sec. East a distance of 115.26 feet returning to the point of beginning containing 8.9379 more or less acres

With the benefit of the following described 30' drainage easement Said 30' drainage easement is tangent to and 30 feet right of the following describe baseline

Beginning at a point in the northwest line of said Lot #5 said point bears North 40 deg. 52 min. 22 sec. East a distance of 50.00 feet from the northwest corner of Bartkowiak's 9.1708 acre tract also being the southwest corner of said 8.9379 acre tract

Thence, with said line South 40 deg. 52 min. 22 sec. West a distance of 50.00 feet to an iron pin and cap previously set at northwest corner of said Bartkowiak's 9.1708 acre tract

Thence, across Bartkowiak's 88.9712 acre tract South 35 deg. 02 min. 12 sec. West a distance of 524.71 feet to a point in the centerline of Walnut Run and the southern terminus of said 30' drainage easement said drainage easement being more particularly shown on plat accompanying this legal description

Bearings are based on the centerline of Armstrong Road (South 02 deg. 24 min. 52 sec. West) as described in Deed Book 295 Page 908

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 November 07, 2000 by James R. Cottrill registration #6858. (Job # S000303)


James R. Cottrill, P.S.