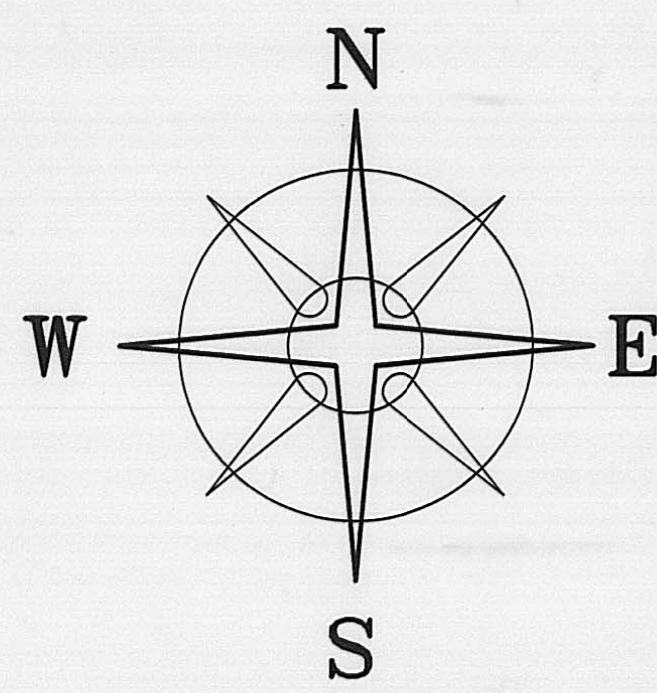


ARTHUR D. NEWMAN ET.AL.
O.R. 116, P. 146
118.67 AC.
(44)

DEED REFERENCE

MERLE & MARILYN J. ISAACS
O.R. 77 PG. 146
114.8912 ACRES



BEARINGS BASED ON THE C. OF NEIL EAST ROAD (N4°15'E) AS DESCRIBED IN O.R. 77 PG. 146.

LEGEND

- ★ DOUBLE ANGLE IRON FENCE POST (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - 4" IRON FENCE POST (FOUND)
 - IRON PIN (FOUND)
 - RAIL ROAD SPIKE
 - CONCRETE NAIL (SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

WINTERS NATIONAL BANK & TRUST CO.
O.R. 116, P. 2684
202.52 ACRES
(112)



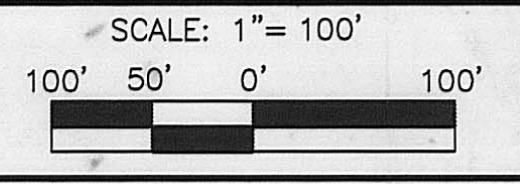
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 4-8-02

JAMES R. COTTRILL P.S.

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

PLAT OF
**FARM SPLIT, VMS 8121,
PAINT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR MERLE ISAACS**

DATE DRAWN:
4-5-02
JOB# S020313
F.B. # 29



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

EUGENE W. & DOROTHY F. KAVANAGH
O.R. 67, P. 521
89.64 AC.
(14)

24.0030 acres
Surveyed for Merle Isaacs

The following described 24.0030 acre tract is situated in the state of Ohio, Madison County, Paint Township, VMS 8121, and being part of a 114.8912 acre tract conveyed to Merle and Marilyn J. Isaacs by official record 77 Page 146 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Neil East Road (Township Road 93) (33 foot right-of-way) said railroad spike is at the south west corner of said 114.8912 acre tract also being the northwest corner of a 89.64 acre tract conveyed to Eugene W. and Dorothy F. Kavanagh by official record 67 p. 521

Thence, with the centerline of Neil East Road North 04 deg. 15 min. 00 sec. East a distance of 493.79 feet to a concrete nail set in said line

Thence, across said 114.8912 acre tract the following two new courses:

1) South 86 deg. 58 min. 53 sec. East, passing an iron pin and cap set at 25.01 feet a total distance of 1575.87 feet to an iron pin and cap set buried one foot

2) North 80 deg. 39 min. 00 sec. East a distance of 1104.74 feet to a cornerstone found corner to 202.52 acre tract conveyed to Winter's National Bank and Trust Company by official record 116 Page 2684

Thence, with the northwest line of said 202.52 acre tract South 59 deg. 01 min. 21 sec. West a distance of 1306.15 feet to a double angle iron fence post found at the northwest corner of said Kavanagh's 89.64 acre tract

Thence, with the north line of said 89.64 acre tract North 86 deg. 58 min. 53 sec. West passing a 4 inch diameter iron post found at 1557.38 feet a total distance of 1582.68 feet returning to the point of beginning containing 24.0030 acres more or less

Bearings are based on the centerline of Neil East Road (North 4 deg. 15 min. East) as described in official record 77 Page 146

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 April 5th, 2002 by James R. Cottrill registration #6858. (Job # S020313)

James R. Cottrill, P.S.

25.0830 acres
Surveyed for Merle Isaacs

The following described 25.0830 acre tract is situated in the state of Ohio, Madison County, Paint Township, VMS 8121, and being part of a 114.8912 acre tract conveyed to Merle and Marilyn J. Isaacs by official record 77 Page 146 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Neil East Road (Township Road 93) (33 foot right-of-way) said railroad spike is at the south west corner of said 114.8912 acre tract also being the northwest corner of a 89.64 acre tract conveyed to Eugene W. and Dorothy F. Kavanagh by official record 67 p. 521

Thence, with the centerline of Neil East Road North 04 deg. 15 min. 00 sec. East a distance of 493.79 feet to a concrete nail set in said line at **the true point of beginning**

Thence, continuing with said centerline North 04 deg. 15 min. 00 sec. East a distance of 460.11 feet to a concrete nail set

Thence, across said 114.8912 acre tract South 86 deg. 58 min. 53 sec. East, passing an iron pin cap set at 25.01 feet, a total distance of 2656.54 feet to an iron pin cap set in the west line of a 202.52 acre tract conveyed to Winter's National Bank and Trust Company by official record 116 Page 2684

Thence, with said west line South 05 deg. 57 min. 18 sec. West a distance of 223.66 feet to a cornerstone found

Thence, across said 114.8912 acre tract the following two new courses:

- 1) South 80 deg. 39 min. 00 sec. West a distance of 1104.74 feet to an iron pin and cap set (buried one foot)
- 2) North 86 deg. 58 min. 53 sec. West, passing an iron pin cap set at 1550.86 feet, a total distance of 1575.87 feet returning to **the true point of beginning** containing 25.0830 acres more or less.

Bearings are based on the centerline of Neil East Road (North 4 deg. 15 min. East) as described in official record 77 Page 146

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 April 5th, 2002 by James R. Cottrill registration #6858. (Job # S020313A)

James R. Cottrill, P.S.

24.2439 acres
Surveyed for Merle Isaacs

The following described 25.0830 acre tract is situated in the state of Ohio, Madison County, Paint Township, VMS 8121, and being part of a 114.8912 acre tract conveyed to Merle and Marilyn J. Isaacs by official record 77 Page 146 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Neil East Road (Township Road 93) (33 foot right-of-way) said railroad spike is at the south west corner of said 114.8912 acre tract also being the northwest corner of a 89.64 acre tract conveyed to Eugene W. and Dorothy F. Kavanagh by official record 67 p. 521

Thence, with the centerline of Neil East Road North 04 deg. 15 min. 00 sec. East a distance of 953.90 feet to a concrete nail set in said line at **the true point of beginning**

Thence, continuing with said centerline North 04 deg. 15 min. 00 sec. East a distance of 400.07 feet to a railroad spike found at the southwest corner of a 3.1788 acre tract conveyed to Timothy E. Coudret by official record 111 Page 2058

Thence, with said 3.1788 acre tract the following three courses:

- 1) South 84 deg. 40 min. 21 sec. East, passing an iron pin and cap previously set at 26.50 feet, a total distance of 583.84 feet to an iron pin and cap set
- 2) North 00 deg. 34 min. 09 seconds West a distance of 245.46 feet to an iron pin and cap set
- 3) North 85 deg. 14 min. 15 sec. West, passing an iron pin and cap previously set at 538.14 feet a total distance of 563.14 feet to road spike found in the centerline of Neil East Road

Thence, with said centerline North 04 deg. 15 min. 00 sec. East, a distance of 60.01 feet to a concrete nail set in said centerline

Thence, across said 114.8912 acre tract the following three courses:

- 1) South 85 deg. 14 min. 15 sec. East, passing an iron pin cap set at 25.01 feet a total distance of 618.34 feet to an iron pin and cap set buried one foot deep
- 2) South 00 deg. 34 min. 09 sec. East a distance of 306.31 feet to an iron pin and cap set buried one foot deep
- 3) South 86 deg. 58 min. 53 sec. East a distance of 2023.49 feet to an iron pin cap set in the west line of a 202.52 acre tract conveyed to Winter's National Bank and Trust Company by official record 116 p. 2684

Thence, with said west line South 05 deg. 57 min. 18 sec. West a distance of 374.52 feet to an iron pin cap set

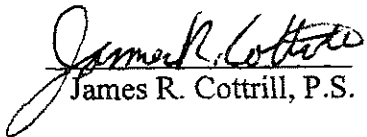
Thence, North 86 deg. 58 min. 53 sec. West, with a new line across said 114.8912 acre tract, passing an iron pin cap set at 2631.53 feet, a total distance of 2656.54 feet returning to **the true point of beginning** containing 24.2439 acres more or less.

Bearings are based on the centerline of Neil East Road (North 4 deg. 15 min. East) as described in official record 77 Page 146

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 April 5th, 2002 by James R. Cottrill registration #6858. (Job # S020313b)


James R. Cottrill, P.S.

41.9106 acres
Surveyed for Merle Isaacs

The following described 41.9106 acre tract is situated in the state of Ohio, Madison County, Paint Township, VMS 8121, and being part of a 114.8912 acre tract conveyed to Merle and Marilyn J. Isaacs by official record 77 Page 146 and being more particularly described as follows:

Beginning at a concrete nail set over an iron pin found in the centerline of Neil East Road (Township Road 93) (33 foot right-of-way) said concrete nail is at the south west corner of a 118.67 acre tract conveyed to Arthur D. Newman Et.Al. by official record 116 p. 146 said concrete nail is also at the northwest corner of said 114.8912 acre tract

Thence, with the south line said 118.67 acre tract, South 87 deg. 34 min. 17 sec. East, passing iron pin cap set at 25.01 feet, a total distance of 2691.36 feet to an iron pin cap set at the northwest corner of a 202.52 acre tract conveyed to Winter's National Bank and Trust Company by official record 116 Page 2684

Thence, with the west line of said 202.52 acre tract, South 05 deg. 57 min. 18 sec. West a distance of 770.56 feet to an iron pin cap set

Thence, across said 114.8912 acre tract the following three courses:

- 1) North 86 deg. 58 min. 53 sec. West a distance of 2023.49 feet to an iron pin cap set buried one foot deep
- 2) North 00 deg. 34 min. 09 sec. West a distance of 306.31 feet to an iron pin cap set buried one foot deep
- 3) North 85 deg. 14 min. 15 sec. West, passing an iron pin cap set at 593.33 feet, a total distance of 618.34 feet to a concrete nail set in the centerline of said Neil East Road

Thence, with said centerline, North 04 deg. 15 min. 00 sec. East a distance of 417.39 feet returning to the point beginning containing 41.9106 acres more or less.

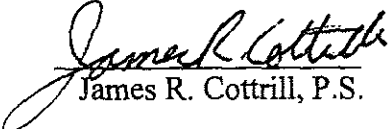
Subject to a 30 foot drainage easement as shown on plat attached to this legal description

Bearings are based on the centerline of Neil East Road (North 4 deg. 15 min. East) as described in official record 77 Page 146

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 April 5th, 2002 by James R. Cottrill registration #6858. (Job # S020313C)


James R. Cottrill, P.S.