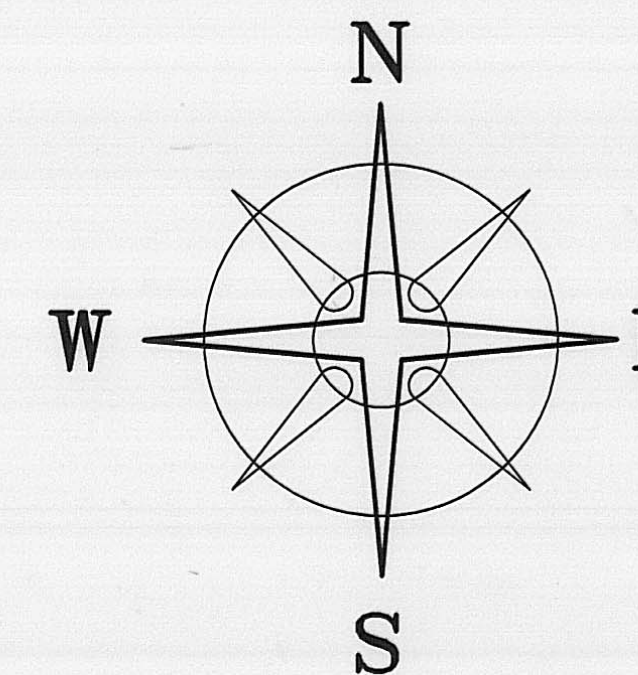


LEGEND

- ☆ 1" Ø IRON TUBE & YELLOW PLASTIC CAP STAMPED "R.I. BAKER" FOUND
- IRON PIPE (FOUND)
- ⊙ 3/4" IRON TEE BAR & CAP (FOUND)
- SOLID IRON PIN (FOUND)
- △ WOOD FENCE POST FOUND
- RAIL ROAD SPIKE
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



BEARINGS BASED ON THE C. OF LUCAS ROAD (S 84°40'55"E) AS SHOWN ON SLIDE #523 'TIMMONS SUBDIVISION'

DEED REFERENCE

JAMES E. TIMMONS ET.AL.
D.R. 51, PAGE 880
37.3355 ACRES

Ⓐ JAY L. & ROSEMARY CALDWELL
 D.B. 244 PG. 182
 0.670 AC.

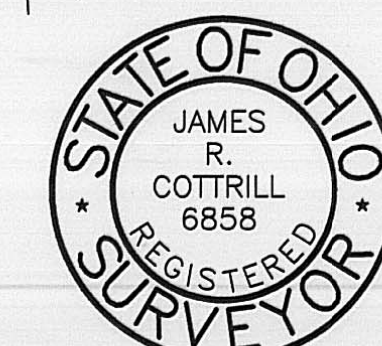
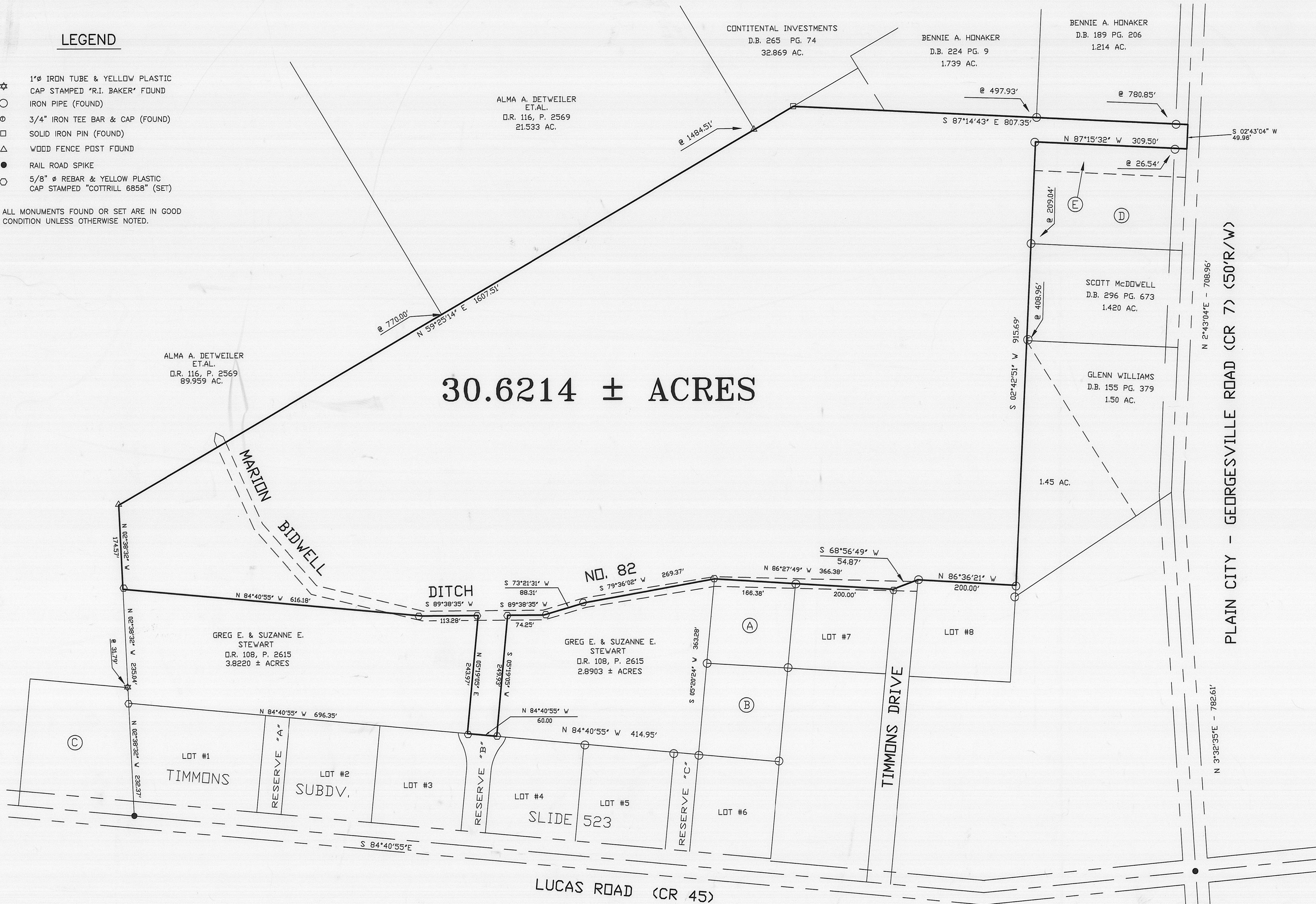
Ⓑ JERRY W. & CONNIE L. BALL
 D.B. 240 PG. 267
 0.778 AC.

Ⓒ MARY G. YOUNG
 D.B. 275 PG. 208
 0.791 AC.

Ⓓ GREGORY & SHARON K. STORMONT
 D.B. 298 PG. 115

Ⓔ 1.066 AC.
 0.417 AC.

30.6214 ± ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 7-24-01

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

PLAT OF
30.6214 ± ACRES, VMS 2681,
CANAAN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR GREG STEWART

DATE DRAWN: 7-20-01	SCALE: 1"=100' 100' 50' 0' 100'	CREW: EM, MW
JOB# S010709		DWN. BY: JMC
F.B. #28		CK. BY:

Description of a 30.6214 Acre Tract Surveyed for Greg Stewart

The following described 30.6214 +/- acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being part of a 37.3355 acre tract conveyed to James E. Timmons Et.Al. by Official Record 51 Page 880, and being more particularly described as follows:

Beginning at the northeast corner of said 37.3355 acre tract, said point also being the southeast corner of a 1.214 acre tract conveyed to Bennie A. Honaker by Deed Book 189 Page 206, said point also being the centerline of Plain City-Georgesville Road (C.R. 7) (50 foot right-of-way).

Thence with said centerline South 02 deg. 43 min. 04 sec. West a distance of 49.96 feet to the northeast corner of a 0.417 acre tract conveyed to Gregory & Sharon K. Stormont by Deed Book 298 Page 115.

Thence with the north line of said 0.417 acre tract North 87 deg. 15 min. 32 sec. West, passing a iron pipe found at 26.54 feet, a total distance of 309.50 feet to a iron pipe found at the northwest corner of said tract.

Thence South 02 deg. 42 min. 51 sec. West, passing an iron pipe found at the northwest corner of a 1.420 acre tract conveyed to Scott McDowell by Deed Book 296 Page 673 at 209.04 feet, also passing a T-bar and cap found at the northwest corner of a 1.50 acre also a 1.45 acre tract, both being conveyed to Glenn Williams by Deed Book 155 Page 379 at 408.96 feet, a total distance of 915.69 feet to an iron pipe found at the northeast corner of Lot #8 of Timmons Subdivision as recorded in Slide 523.

Thence with said subdivision North 86 deg. 36 min. 21 sec. West a distance of 200.00 feet to a $\frac{3}{4}$ " iron pipe found at the northeast corner of Timmons Drive.

Thence with the north line of Timmons Drive South 68 deg. 56 min. 49 sec. West a distance of 54.87 feet to an iron pin and cap set at the northeast corner of Lot #7 of said subdivision.

Thence with the north line of Lot #7 North 86 deg. 27 min. 49 sec. West, passing a $\frac{3}{4}$ " iron pipe found at the northeast corner of a 0.670 acre tract conveyed to Jay L. & Rosemary Caldwell by Deed Book 244 Page 182 at 200.00 feet, and continuing with the north line of said 0.670 acre tract a total distance of 366.38 feet to an iron pin and cap set at the northwest corner said tract and in the Marion-Bidwell Ditch No. 82.

Thence continuing with said ditch and the north line of a 2.8903 +/- acre tract conveyed to Greg E. & Suzanne E. Stewart by Official Record 108 Page 2615 the following three courses:

- 1) South 79 deg. 36 min. 02 sec. West a distance of 269.37 feet to an iron pin and cap set.
- 2) South 73 deg. 21 min. 31 sec. West a distance of 88.31 feet to an iron pin and cap set.
- 3) South 89 deg. 38 min. 35 sec. West a distance of 74.25 feet to an iron pin and cap set.

Thence with the west line of said 2.8903 +/- acre tract South 05 deg. 19 min. 05 sec. West a distance of 249.93 feet to an iron pin and cap set in the north of Reserve "B" as shown on Slide 523.

Thence with said north line North 84 deg. 40 min. 55 sec. West a distance of 60.00 feet to an iron pin and cap set at the southeast corner of a 3.8220 +/- acre tract conveyed to Greg E. & Suzanne E. Stewart by Official Record 108 Page 2615.

Thence with said 3.8220 +/- acre tract the following three courses:

34-02

- 1) North 05 deg. 19 min. 05 sec. East a distance of 243.97 feet to an iron pin and cap set in the Marion-Bidwell Ditch No. 82.
- 2) South 89 deg. 38 min. 35 sec. West, with said ditch, a distance of 113.28 feet to an iron pin and cap set.
- 3) North 84 deg. 40 min. 55 sec. West, leaving said ditch, a distance of 616.18 feet to an iron pin and cap set at the northwest corner of said 3.8220 +/- acre tract and in the east line of a 89.959 acre tract conveyed to Alma A. Detweiler Et. Al. by Official Record 116 Page 2569.

Thence with said 89.959 acre tract North 02 deg. 38 min. 32 sec. West a distance of 174.57 feet to a wood fence post found.

Thence continuing with said tract North 59 deg. 25 min. 14 sec. East, passing the southwest corner of a 21.533 acre tract also conveyed to Alma A. Detweiler Et. Al. by Official 116 Page 2569 at 770.00 feet, also passing the southwest corner of a 32.869 acre tract conveyed to the Continental Investments by Deed Book 265 Page 74 at 1484.51 feet, a total distance of 1607.51 feet to a solid iron pin found at the western most corner of a 1.739 acre tract conveyed to Bennie A. Honaker by Deed Book 224 Page 9.

Thence with the south line of said tract South 87 deg. 14 min. 43 sec. East, passing an iron pipe found at the southern corner common to said 1.739 and said 1.214 acre tracts at 497.93 feet, also passing an iron pipe found at 780.85 feet, a total distance of 807.35 feet, returning to the point of beginning, containing 30.6214 +/- acres.

Bearings are based on the centerline of Lucus Road (South 84 deg. 40 min. 55 sec. East) as shown on Slide 523-Timmons Subdivision.

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 20, 2001 by James R. Cottrill registration #6858. (Job # S010709)

James R. Cottrill, P.S.