

HELEN GEESLING
D.B. 270 PG. 16
3.9599 AC.

DWIGHT L. & RUTH M.
REID
D.B. 246 PG. 86
0.854 AC.

1.6 KO
13,909.4CSB
WILLIAM C. ALKIRE et.al.
D.B. 255 PG. 561
THE REMAINDER OF
47.2 ACRES
(TRACT 4)

15.5094 ACRES
BY THIS SURVEY
(15.1857 AC.)

PARK PLACE ASSOCIATES,
AN OHIO JOINT VENTURE
D.B. 285 PG. 759
404.650 ACRES

BEARINGS BASED ON THE C OF
O'DAY - HARRISON ROAD (N67 30'E)
AS DESCRIBED IN D.B. 255 PG. 561.

LEGEND

- 3/4" SOLID IRON PIN (FOUND)
- P K NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (SET)



OHIO DEPARTMENT OF
TRANSPORTATION
D.B. 285 PG. 750
0.209 ACRES

JAMES R. COTTRILL P.S.

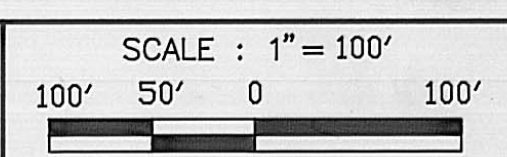
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

15.5094 ACRES, VMS 9479,
PLEASANT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.

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

James R. Cottrill DATE: 10-5-92

DATE DRAWN:
10-5-92
JOB # ALKIRE
F. B. #



53-02

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 9479 and being all of a 0.327 acre tract (Tract nine) and the remainder of 47.2 acre tract (Tract Four) conveyed to William C. Alkire, Etal. by Deed Book 255 Page 561 and being more particularly described as follows:

Beginning at a PK nail found at the centerline intersection of O'Day Harrison Road (40 foot right-of-way) with the centerline of State Route 56 (60 foot right-of-way) said PK nail is also at the Eastern most corner of 0.209 acre tract conveyed to the Ohio Department of Transportation by Deed Book 285 Page 750;

Thence, South 67 deg. 30 min. 00 sec. West with the centerline of said O'Day Harrison Road a distance of 98.31 feet to a PK nail found at the true point of beginning and at the Southern most corner of said 0.209 acre tract;

Thence, South 67 deg. 30 min. 00 sec. West continuing with the centerline of O'Day Harrison Road a distance of 657.13 feet to a PK nail set in said centerline at the Southeast corner of a 404.650 acre tract conveyed to Park Place Associates, an Ohio Joint Venture by Deed Book 285 Page 759;

Thence, with the following two lines of said 404.650 acre tract

1) North 21 deg. 44 min. 04 sec. West passing an iron pin and cap set at 21.54 feet and at 353.64 feet a total distance of 881.73 feet to an iron pin and cap set

2) North 9 deg. 28 min. 54 sec. East a distance of 140.03 feet to an iron pin and cap set

Thence, with the Southern line of said 404.650 acre tract and also the South lines of 3.9599 acre tract conveyed to Helen Geesling by Deed Book 270 Page 16 and the Southern line of a 0.854 acre tract conveyed to Dwight L. and Ruth Ann Reid by Deed Book 246 Page 86 North 76 deg. 42 min. 25 sec. East passing the Southwest corner of said 3.9599 acre tract at 40.13 feet and the Southern corner common to said 3.9599 and 0.854 acre tracts at 434.17 feet, and also passing the Northwest corner of said 0.327 acre tract 582.48 feet, a total distance of 685.00 feet to a 3/4 inch solid iron pin found in the West right-of-way line of State Route 56 at the Southeast corner of said 0.854 acre tract and the Northeast corner of said 0.327 acre tract;

Thence, with the East line of said 0.327 acre tract South 6 deg. 14 min. 41 sec. East a distance of 264.34 feet to an iron pin and cap set at the Southeast corner of said 0.327 acre tract and in the West right-of-way line of State Route 56;

Thence, North 76 deg. 42 min. 25 sec. East a distance of 17.47 feet to a PK nail set in the centerline extended of State Route 56;

Thence, with said extended centerline and the centerline of State Route 56 South 27 deg. 00 min. 48 sec. East a distance of 485.54 feet to a PK nail found in said centerline at the Northern most corner of said 0.209 acre tract;

Thence, with the following four line of said 0.209 acre tract conveyed to Ohio Department of Transportation

1) South 62 deg. 59 min. 12 sec. West being perpendicular to the centerline of State Route 56 a distance of 36.00 feet;

2) South 27 deg. 00 min. 48 sec. East parallel to the centerline of State Route 56 a distance of 85.00 feet;

3) South 62 deg. 59 min. 12 sec. West perpendicular to the centerline of State Route 56 a distance of 62.00 feet;

4) South 27 deg. 00 min. 48 sec. East parallel to the centerline of State Route 56 a distance of 57.95 feet returning to the true point of beginning containing 15.5094 acres more or less, of which 0.3237 acres is from said 0.327 acre tract(tract nine), and 15.1857 acres is all the remainder of said 47.2 acre tract (Tract four);

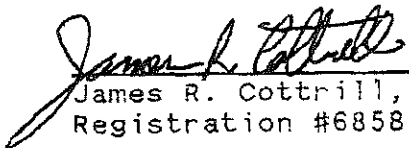
Bearings are based on the centerline of O'Day Harrison Road (North 67 deg. 30 min. East) as described in Deed Book 255 Page 561.

All as shown on the plat attached and made a part hereof.

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 Oct. 5 1992 by James R. Cottrill registration #6858.


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