

13.04

LEGEND

- 3/4" I.D. IRON PIPE & AL. CAP STAMPED "5969" (FOUND)
- △ 2 1/2" Ø IRON PIPE & CAP (FOUND)
- RAILROAD SPIKE
- P K NAIL
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



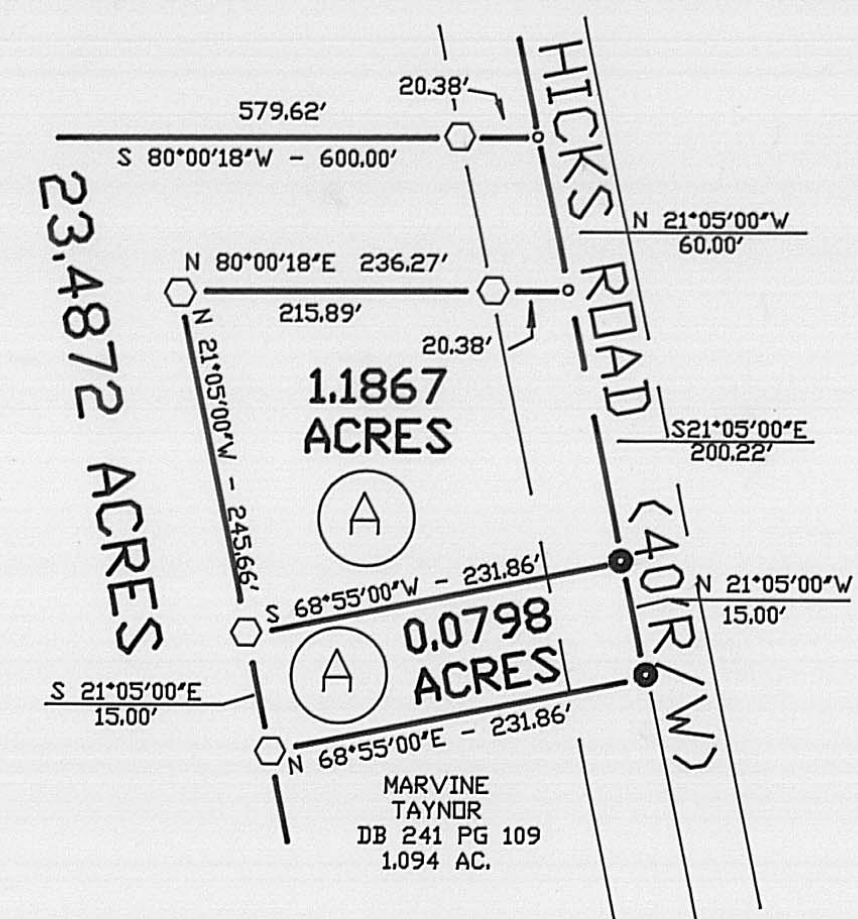
BEARINGS BASED ON THE C. OF HICKS (N 21°05'W)
AS DESCRIBED IN D.B. 280 PG. 100.



I HEREBY CERTIFY THAT THIS PLAT
DEPICTS AN ACTUAL FIELD SURVEY
PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE 3-10-92

DEED REFERENCE

OLIVE WHITESIDE
D.B. 280 PG. 100
40.350 ACRES
FARM UNIT #19



DETAIL "A"

N.T.S.

JAMES R. COTTRILL P.S.

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

PLAT OF

0.0798, 1.1867, 23.4872, 11.8650, & 3.7395
ACRES, VMS 7219 & 8131, SCOTO FARM
UNIT #19, PLEASANT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.

DATE:
3-7-92

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

DONALD T. BUCK
D.B. 262 PG. 485
54.396 AC.

FARM UNIT #22

VMS 7219
VMS 8131

JAMES & PATRICIA DICKERSON
D.B. 275 PG. 672
12.122 AC.

11.8650 ACRES

N 80°00'18"E - 1650.08'
S 80°00'18"W - 1650.08'

FARM UNIT #19

23.4872 ACRES

N 80°17'13"E - 2113.43'

VIRGIL & MARY DELAY
D.B. 147 PG. 43
55.494 AC.

FARM UNIT #21

T.P.O.B.

R.C.B.
D.B. 288 PG. 740
52.39 AC.

FARM UNIT #20

JERRY BAUGHN
ET. AL.
D.B. 288 PG. 564
1.000 AC.

3.7395 ACRES

1.1867
ACRES

MARVINE
TAYNOR
D.B. 241 PG. 109
1.094 AC.

Description of 23.4872 Acre Tract

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 8131 and being part of Scioto Farm Unit #19 and also part of a 40.350 acre tract conveyed to Olive Whiteside by Deed Book 280 Page 100 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Hicks Road (40 foot right-of-way) said PK nail bears North 21 deg. 05 min. 00 sec. West a distance of 444.85 feet from a railroad spike found in said centerline at the Southeast corner of said Scioto Farm Unit #19;

Thence, with the centerline of Hicks Road North 21 deg. 05 min. 00 sec. West a distance of 60.00 feet to a PK nail set;

Thence, with the following two new lines across said 40.350 acre tract:

1) Being parallel with the North line of said 40.350 acre tract South 80 deg. 00 min. 18 sec. West passing an iron pin and cap set at 20.38 feet a total distance of 600.00 feet to an iron pin and cap set

2) Also being parallel to the North line of said 40.350 acre tract South 80 deg. 00 min. 18 sec. West a distance of 1650.08 feet to an iron pin and cap set in the West line of said Farm Unit #19 and the East line of said Farm Unit #22 conveyed to Donald T. Buck by Deed Book 262 Page 485;

Thence, with the line between said Farm Units 22 and 19 South 9 deg. 40 min. 28 sec. East a distance of 483.97 feet to a 2 1/2 inch iron pin and cap found at the Southwest corner of said Scioto Farm Unit #19 and the Northwest corner of Scioto Farm Unit #21 conveyed to Virgil and Mary Delay by Deed Book 147 Page 43;

Thence, with the North line of said Farm Units #21 and #20 North 80 deg. 17 min. 13 sec. East passing the North corner common to Farm Units #21 and #20 at 1260.32 feet a total distance of 2113.43 feet to an iron pin and cap set at the Southwest corner of a 1.094 acre tract conveyed to Marvene Taynor by Deed Book 241 Page 109;

Thence, with the West line of said 1.094 acre tract and a new line across said 40.350 acre tract North 21 deg. 05 min. 00 sec. West passing the Northwest corner of said 1.094 acre tract at 183.11 feet a total distance of 443.77 feet to an iron pin and cap set;

Thence, with a new line across said 40.350 acre tract being parallel to the North line of said tract North 80 deg. 00 min. 18 sec. East passing an iron pin and cap set at 215.89 feet a total distance of 236.27 feet to the point of beginning containing 23.4872 acres more or less.

Bearings are based on the centerline of Hicks Road North 21 deg. 05 min. West) as described in Deed Book 280 Page 100. 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 Mar. 7, 1992 by James R. Cottrill Registration #6858.


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

Description of 11.8650 Acre Tract

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 7219 and 8131 and being part of Scioto Farm Unit #19 and also part of a 40.350 acre tract conveyed to Olive Whiteside by Deed Book 280 Page 100 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Hicks Road (40 foot right-of-way) said PK nail bears North 21 deg. 05 min. 00 sec. West a distance of 504.85 feet from a railroad spike found in said centerline at the Southeast corner of said Farm Unit #19;

Thence, with a new line across said 40.350 acre tract South 80 deg. 00 min. 18 sec. West passing a iron pin and cap set at 20.38 feet a total distance of 600.00 feet to an iron pin and cap set at the true point of beginning.

Thence, with a new line across said 40.350 acre tract North 21 deg. 05 min. 00 sec. West a distance of 325.53 feet to an iron pin and cap set in the South line of a 12.122 acre tract conveyed to James and Patricia Dickerson by Deed Book 275 Page 672;

Thence, with the line between said 12.122 acre tract and 40.350 acre tract South 80 deg. 00 min. 18 sec. West a distance of 1585.68 feet to an iron pin and cap found at the Southwest corner of said 12.122 acre tract said iron pin and cap is in the East line of Scioto Farm Unit #22 conveyed to Donald T. Buck by Deed Book 262 Page 485;

Thence, with the East line of said Scioto Farm Unit #22 South 9 deg. 40 min. 28 sec. East a distance of 319.46 feet to an iron pin and cap set

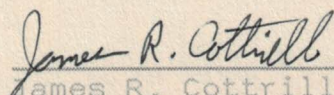
Thence, with a new line across said 40.350 acre tract North 80 deg. 00 min. 18 sec. East a distance of 1650.08 feet returning to the true point of beginning containing 11.8650 acre more or less.

Bearings are based on the centerline of Hicks Road North 21 deg. 05 min. West) as described in Deed Book 280 Page 100. 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."

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

Description of 3.7395 Acre Tract

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 8131 and being part of Scioto Farm Unit #19 and also part of a 40.350 acre tract conveyed to Olive Whiteside by Deed Book 280 Page 100 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Hicks Road (40 foot right-of-way) said PK nail is in the South line of a 1.000 acre tract conveyed to Jerry Baughn, Etal. by Deed Book 288 Page 564 said PK nail bears North 21 deg. 05 min. 00 sec. West a distance of 704.85 feet from a railroad spike found in the centerline of Hicks Road at the Southeast corner of Scioto Farm Unit #19;

Thence, with the centerline of said Hicks Road South 21 deg. 05 min. 00 sec. East a distance of 200.00 feet to a PK nail set in said centerline;

Thence, with the following two new lines across said 40.350 acre tract:

1) Being parallel to the North line of said 40.350 acre tract South 80 deg. 00 min. 18 sec. West passing an iron pin and cap set at 20.38 feet a total distance of 600.00 feet to an iron pin and cap set

2) Being parallel to the centerline of Hicks Road North 21 deg. 05 min. 00 sec. West a distance of 325.53 feet to an iron pin and cap set in the South line of 12.122 acre tract conveyed to James and Patricia Dickerson by Deed Book 275 Page 672;

Thence, with the line between said 12.122 acres and said 40.350 acre tract North 80 deg. 00 min. 18 sec. East a distance of 364.90 feet to an iron pin and cap found at the Southeast corner of said 12.122 acre tract said iron pin and cap is also in the West line of said Baughn's 1.000 acre tract;

Thence, with the following two lines of said 1.000 acre tract:

1) South 21 deg. 24 min. 40 sec. East a distance of 124.48 feet to a 3/4 inch iron pipe an aluminium cap stamped #5969 found;

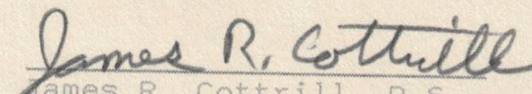
2) North 80 deg. 17 min. 27 sec. East passing an iron pin and cap set at 214.21 feet a total distance of 234.61 feet to the point of beginning containing 3.7395 acres more or less.

Bearings are based on the centerline of Hicks Road (North 21 deg. 05 min. West) as described in Deed Book 280 Page 100. 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 Mar. 7, 1992 by James R. Cottrill Registration #6858.


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

Description of 1.1867 Acre Tract

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 8131 and being part of Scioto Farm Unit #19 and also part of a 40.350 acre tract conveyed to Olive Whiteside by Deed Book 280 Page 100 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Hicks Road (40 foot right-of-way) said spike bears North 21 deg. 05 min. 00 sec. West a distance of 244.63 feet from a railroad spike found in said centerline line at the Southeast corner of said Scioto Farm Unit #19;

Thence, with the following three new lines across said 40.350 acre tract:

1) South 68 deg. 55 min. 00 sec. West a distance of 231.86 feet to an iron pin and cap set

2) North 21 deg. 05 min. 00 sec. West a distance of 245.66 feet to an iron pin and cap set

3) North 80 deg. 00 min. 18 sec. East passing an iron pin and cap set at 215.89 feet a total distance of 236.27 feet to a PK nail set in the centerline of Hicks Road;

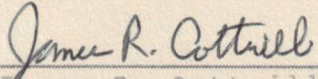
Thence, with the centerline of Hicks Road South 21 deg. 05 min. 00 sec. East a distance of 200.22 feet to the point of beginning containing 1.1867 acres more or less.

Bearings are based on the centerline of Hicks Road (North 21 deg. 05 min. West) as described in Deed Book 280 Page 100. 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 Mar. 7, 1992 by James R. Cottrill Registration #6858.


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

Description of 0.0798 Acre Tract

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 8131 and being part of Scioto Farm Unit #19 and also part of a 40.350 acre tract conveyed to Olive Whiteside by Deed Book 280 Page 100 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Hicks Road (40 foot right-of-way) said railroad spike is at the Northeast corner of 1.094 acre tract conveyed to Marvene Taynor by Deed Book 241 Page 109 said spike bears North 21 deg. 05 min. 00 sec. West a distance of 229.63 feet from a railroad spike found in said centerline at the Southeast corner of said Scioto Farm Unit #19;

Thence, with the centerline of said Hicks Road North 21 deg. 05 min. 00 sec. West a distance of 15.00 feet to a railroad spike set;

Thence, with the following two new courses across said 40.350 acre tract:

1) South 68 deg. 55 min. 00 sec. West parallel to the North line of said 1.094 acre tract a distance of 231.86 feet to an iron pin and cap set

2) South 21 deg. 05 min. 00 sec. East parallel to the centerline of Hicks Road a distance of 15.00 feet to an iron pin and cap set at the Northwest corner of said 1.094 acre tract;

Thence, with the North line of said 1.094 acre tract North 68 deg. 55 min. 00 sec. East a distance of 231.86 feet to the point of beginning containing 0.0798 acres more or less.

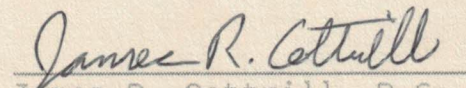
Bearings are based on the centerline of Hicks Road North 21 deg. 05 min. West) as described in Deed Book 280 Page 100.

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 Mar. 7, 1992 by James R. Cottrill Registration #6858.


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