

BEARINGS BASED ON THE \angle OF U.S. 42 (S69°23'W)
AS DESCRIBED IN OFFICIAL RECORDED 110 PAGE 1308

DEED REFERENCE

**WILLIAM L. & IDA T. HENRY,
OFFICIAL RECORDED 110 PAGE 1308**

(A) 44.499 ACRES



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

DATE: 12/12/03

JAMES R. COTTRILL P.S.

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

30.0516± ACRES, 8.0677± ACRES, 10.3713± ACRES

V.M.S. 7176, PAINT TOWNSHIP, MADISON COUNTY

STATE OF OHIO.

SURVEYED FOR BILL HENRY

DATE DRAWN:
12/03/03
JOB #S031201
F. B. # 34

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

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

34.04

Description of a 8.0677 Acre Tract
Surveyed for Bill Henry

The following described 8.0677 acres is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 7176, and being part of a 44.499 Acre Tract conveyed to William L. and Ida T. Henry by Official Record 110 Page 1308, and being more particularly described as follows;

Beginning at an iron pin found in the centerline of U.S. 42 (90 foot right-of-way), said iron pin being at the intersection of said centerline with the west right-of-way line of Neil Road (Township Road 92) (33 foot right-of-way), said iron pin also being at the northwest corner of said 44.499 acres;

Thence, with said centerline, North 69 degrees 23 minutes 00 seconds East a distance of 715.00 feet to the northwest corner of a 5.00 Acre Tract conveyed to John L. Henry by Official Record 125 Page 779;

Thence, with the west line of said 5.00 acres, South 20 degrees 37 minutes 00 seconds East, passing an iron pin and cap set in December of 1997 at 30.00 feet, a total distance of 806.66 feet to an iron pin and cap set in December of 1997;

Thence, with a new line across said 44.499 acres, South 31 degrees 55 minutes 39 seconds West a distance of 102.07 feet to an iron pin and cap set at the northeast corner of a 5.00 Acre Tract conveyed to Thomas L. and Sheri L. Henry by Official Record 22 Page 629;

Thence, with the north line of said 5.00 acres, South 65 degrees 32 minutes 02 seconds West a distance of 497.21 feet to a ¾ inch diameter iron pipe and plastic cap stamped "RET 6552" found in the west right-of-way line of said Neil Road;

Thence, with said right-of-way line, North 29 degrees 18 minutes 25 seconds West a distance of 237.61 feet to a ¾ inch diameter iron pipe and plastic cap stamped "RET 6552" found at the south corner of a 5.00 acre tract conveyed to William L. and Ida Henry by Volume 293 Page 750;

Thence, with said 5.00 acres, the following three courses:

- 1) North 60 degrees 41 minutes 35 seconds East a distance of 410.00 feet to an iron pin and cap set
- 2) North 29 degrees 18 minutes 25 seconds West a distance of 531.44 feet to an iron pin and cap set
- 3) South 60 degrees 41 minutes 35 seconds West a distance of 410.00 feet to a ¾ inch diameter iron pipe and plastic cap stamped "RET 6552" found in said west right-of-way line of Neil Road

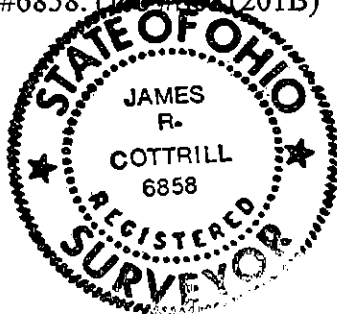
Thence, with said right-of-way line, North 29 degrees 18 minutes 25 seconds West a distance of 143.54 feet, returning to the point of beginning, containing 8.0677 acres more or less.


Bearings are based on the centerline of U.S. 42 (South 69 degrees 23 minutes West) as described in Official Record 110 Page 1308.

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 3 December 2003 by James R. Cottrill registration #6858. (Lb #8931201B)




James R. Cottrill, P.S.

Description of a 10.3709 Acre Tract
Surveyed for Bill Henry

The following described 10.3709 acres is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 7176, and being part of a 44.499 Acre Tract conveyed to William L. and Ida T. Henry by Official Record 110 Page 1308, and being more particularly described as follows;

Beginning at the northwest corner of a 5.00 Acre Tract conveyed to John L. Henry by Official Record 125 Page 779, said corner being in the centerline of U.S. 42 (90 foot right-of-way);

Thence, with said centerline, the following two courses:

- 1) North 69 degrees 23 minutes 00 seconds East a distance of 66.70 feet to a railroad spike found at the intersection of said centerline and the west right-of-way line of Bonner Road
- 2) North 69 degrees 04 minutes 57 seconds East a distance of 81.94 feet

Thence, with a new line across said 44.499 acres, South 19 degrees 46 minutes 42 seconds East, passing an iron pin and cap set at 45.00 feet, a total distance of 1572.02 feet to an iron pin and cap set in north line of the Penn-Central Railroad (abandoned);

Thence, with said north line, South 65 degrees 37 minutes 42 seconds West a distance of 390.90 feet to a 3 inch diameter metal fence post found at the southeast corner of the Gordin and Jordani Florence Subdivision as shown in Slide 227, said metal fence post being at the intersection of the east line of a 12 foot alley and the south line of Railroad Street (35 feet);

Thence, with the east line of said subdivision, also being the east line of said alley, North 24 degrees 32 minutes 47 seconds West, passing an angle iron fence post found at the easternmost corner of a 1.0 Acre Tract conveyed to Mary Lowery Black by Volume 256 Page 289 at 198.67 feet, a total distance of 294.34 feet to a wooden fence post found at the easternmost corner of a 5.00 Acre Tract conveyed to Thomas L. and Sheri L. Henry by Official Record 22 Page 629;

Thence, with the east line of said 5.00 acres, North 29 degrees 18 minutes 25 seconds West a distance of 439.69 feet to an iron pin and cap set;

Thence, with a new line across said 44.499 acres, North 31 degrees 55 minutes 39 seconds East a distance of 102.07 feet to an iron pin and cap set in December of 1997 at the southwest corner of said John Henry's 5.00 acres;

Thence, with said John Henry's 5.00 acres, the following two courses:

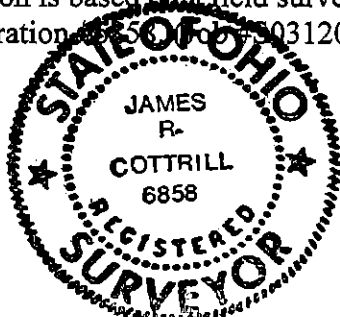
- 1) North 69 degrees 23 minutes 00 seconds East a distance of 270.00 feet to a an iron pin and cap set in December of 1997
- 2) North 20 degrees 37 minutes 00 seconds West, passing an iron pin and cap set at 776.66 feet, a total distance of 806.66 feet, returning to the point of beginning, containing 10.3709 acres more or less

Bearings are based on the centerline of U.S. 42 (South 69 degrees 23 minutes West) as described in Official Record 110 Page 1308.

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 3 December 2003 by James R. Cottrill registration #6858 (Exp. 031201C)




James R. Cottrill, P.S.

Description of a 30.0516 Acre Tract
Surveyed for Bill Henry

The following described 30.0516 acres is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 7176, and being part of a 44.499 Acre Tract conveyed to William L. and Ida T. Henry by Official Record 110 Page 1308, and being more particularly described as follows;

Beginning at a point in the centerline of U.S. 42 (90 foot right-of-way), said point being at the northeast corner of said 44.499 acres and at the northwest corner of a 93.931 Acre Tract conveyed to Virginia S. Richey by Volume 249 Page 685;

Thence, with the west line of said 93.931 acres, South 19 degrees 46 minutes 42 seconds East, passing an angle iron fence post found at 45.91 feet, a total distance of 1520.85 feet to a 3 inch diameter metal fence post found in the north line of the Penn-Central Railroad (abandoned);

Thence, with said north line, South 65 degrees 37 minutes 42 seconds West a distance of 849.22 feet to an iron pin and cap set;

Thence, with a new line across said 44.499 acres, North 19 degrees 46 minutes 42 seconds West, passing an iron pin and cap set at 1526.58 feet, a total distance of 1572.02 feet to said centerline of U.S. 42, a railroad spike found at the intersection of the centerline of said U.S. 42 with the extension of the west right-of-way line of Bonner Road bears South 69 Degrees 04 minutes 57 seconds West a distance of 81.94 feet;

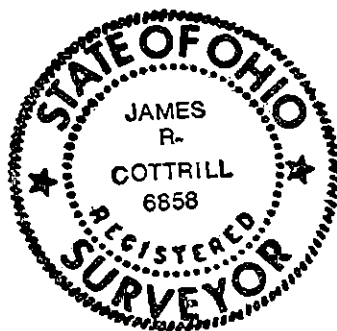
Thence, with said centerline, North 69 degrees 04 minutes 57 seconds East, passing an iron pin found at 832.00 feet, a total distance of 846.66 feet, returning to the point of beginning, containing 30.0516 acres more or less.

Bearings are based on the centerline of U.S. 42 (South 69 degrees 23 minutes West) as described in Official Record 110 Page 1308.

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 3 December 2003 by James R. Cottrill registration #6858. (Job #S031201A)




James R. Cottrill, P.S.