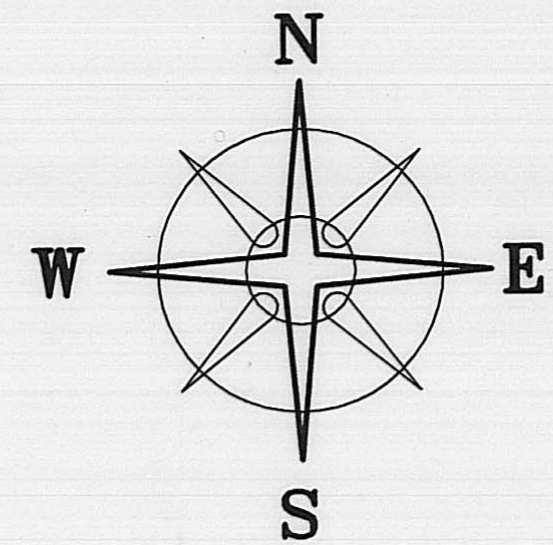


BEARINGS BASED ON THE SOUTH LINE OF NEACE'S 12.000 ACRE TRACT  
(N 85°11'22" W) AS DESCRIBED IN OFFICIAL RECORD 104 PAGE 1922.



V.M.S. 12140  
V.M.S. 12595-12196

DIANA J. JONES & SUSAN D. JONES  
DEED BOOK 274 PAGE 715  
27.331 ACRES

(481)

V.M.S. 12595-12196

### DEED REFERENCE

RICK L. NEACE  
OFFICIAL RECORD 104 PAGE 1922  
12.000 ACRES

(1204)

JOHN & SUSAN JONES  
OFFICIAL RECORD 105 PAGE 5  
18.000 ACRES

(821)

7.0025± ACRES

5.0003± ACRES

### LEGEND

- △ CONCRETE R/W MONUMENT
- 3/4" Ø IRON PIPE (FOUND)
- 1/2" DIA. SOLID IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER

NORBERT FURNISS  
OFFICIAL RECORD 144 PAGE 1252  
34.2 ACRES

(222)



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

DATE: 5/14/04

**JAMES R. COTTRILL P.S.**

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

7.0025 & 5.0003 ACRES, V.M.S. 12595-12196  
PLEASANT TOWNSHIP, MADISON COUNTY  
STATE OF OHIO.

SURVEYED FOR RICK NEACE

DATE DRAWN:  
5/10/04  
JOB #S040505  
F. B. #34

SCALE: 1"=100'  
100' 50' 0 100'

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

57-04



5.0003 Acre Tract  
Surveyed for Rick Neace

The following described 5.0003 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12595/12196, and being part of a 12.000 acre tract conveyed to Rick L. Neace by official record 104 page 1922, and being more particularly described as follows:

Beginning at the southeast corner of said 12.000 acre tract also being the northeast corner of a 34.2 acre tract conveyed to Norbert Furniss by official record 144 page 1252, said corner is also in the centerline State Route 207 (60 ft. right-of-way);

Thence, with the line between said 12.000 and said 34.2 acre tract, North 85° 11 minutes 22 seconds West, passing a ¾ inch iron pipe found at 37.20 ft., a total distance of 511.08 feet to an iron pin and cap set;

Thence, across said 12.000 acre tract the following 2 new courses:

- 1) North 05° 21 minutes 25 seconds East a distance of 434.13 ft. to an iron pin and cap set
- 2) South 84° 45 minutes 15 seconds East, passing an iron pin and cap set at 464.83 ft., a total distance of 496.83 ft. to a point in the centerline of said State Route 207


Thence, with the centerline of said State Route 207, South 03° 27 minutes 47 seconds West a distance of 430.46 ft. returning to the point of beginning containing 5.0003 acres more or less

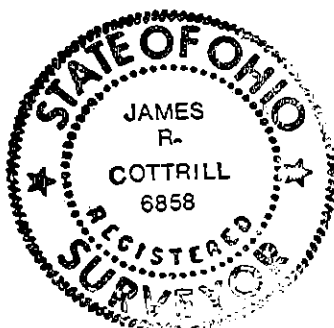
Bearings are based on the south line of said Neace's 12.000 acre tract (North 85° 11 minutes 22 seconds West) as described in official record 104 page 1922.

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 May 10, 2004 by James R. Cottrill registration #6858. (Job #S040505)

  
James R. Cottrill, P.S.



7.0025 Acre Tract  
Surveyed for Rick Neace

The following described 7.0025 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12595/12196, and being part of a 12.000 acre tract conveyed to Rick L. Neace by official record 104 page 1922, and being more particularly described as follows:

Beginning at the northeast corner of said 12.000 acre tract also being the southeast corner of a 27.331 acre tract conveyed to Diana J. Jones and Susan D. Jones by deed book 274 page 715, said corner is also in the centerline State Route 207 (60 ft. right-of-way);

Thence, with said centerline the following two new courses:

- 1) South 05° 18 minutes 23 seconds West a distance of 65.08 ft.
- 2) South 03° 27 minutes 47 seconds West a distance of 224.99 ft.

Thence, across said 12.000 acre tract the following 2 new courses:

- 1) North 84° 45 minutes 15 seconds West, passing an iron pin and cap set at 32.00 ft., a total distance of 496.83 ft. to an iron pin and cap set
- 2) South 05° 21 minutes 25 seconds West a distance of 434.13 ft. to an iron pin and cap set in the north line of a 34.2 acre tract conveyed to Norbert Furniss by official record 144 page 1252

Thence, with said north line, North 85° 11 minutes 22 seconds West a distance of 152.94 ft. to an iron pin and cap set at the southeast corner of an 18.000 acre tract conveyed to John and Susan Jones by official record 105, page 5;

Thence, with said 18.000 acre tract the following 3 courses:

- 1) North 05° 21 minutes 25 seconds East a distance of 295.22 ft. to an iron pin and cap set
- 2) North 85° 09 minutes 36 seconds West a distance a 121.78 ft. to a one half inch diameter solid iron pin found
- 3) North 05° 21 minutes 25 seconds East a distance of 428.40 ft. to a one half inch diameter solid iron pin found corner to said Jones' 27.331 acre tract


Thence, with the south line of said 27.331 acre tract, South 84° 56 minutes 27 seconds East, passing an iron pin and cap set at 735.90 ft., a total distance of 764.05 ft. returning to the point beginning containing 7.0025 acres more or less.

Bearings are based on the south line of said Neace's 12.000 acre tract (North 85° 11 minutes 22 seconds West) as described in official record 104 page 1922.

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 May 10, 2004 by James R. Cottrill registration #6858. (Job #S040505A)

  
James R. Cottrill, P.S.

