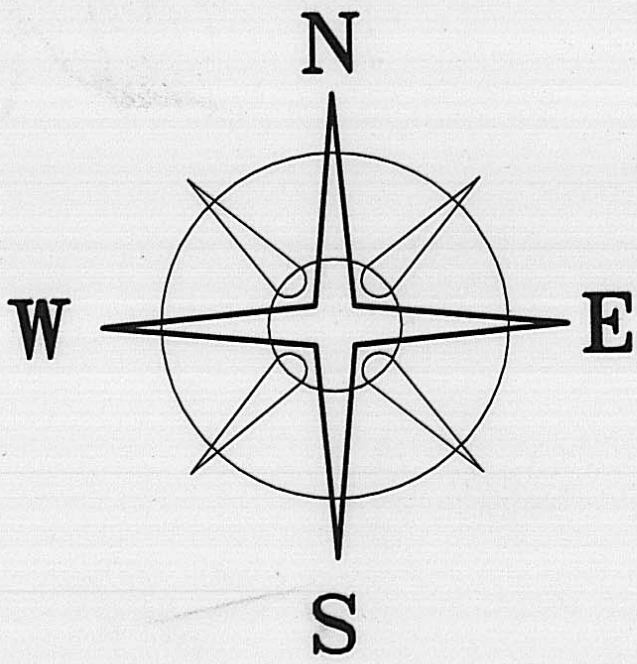


BEARINGS BASED ON THE C OF TAYLOR-BLAIR ROAD (S40°30'E)
AS DESCRIBED IN OFFICIAL RECORD 154, PAGE 296.



DEED REFERENCE

FRANK J. ZOLLINGER
O.R. 154, P. 296

(A) 23.47 ORIG. ACRES (92)

(B) 96.56 ORIG. ACRES (87) (89) (88)

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- ☆ COUNTY MONUMENT BOX (FOUND)
- △ 5/8" REBAR & PLASTIC CAP STAMPED "KITSMILLER #7382" (FOUND)
- RAIL ROAD SPIKE
- ▲ CONCRETE NAIL AND WASHER (SET)
- P K NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER

JAMES R. COTTRILL P.S.

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

VMS 6000, JEFFERSON TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR FRANK ZOLLIGER

DATE DRAWN: 7/15/04	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: MW, NC
JOB# S040704		DWN. BY: RC
F.B. # 35		CK. BY:



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

DATE: 7/20/04

81-04

1.5000 Acre Tract
Surveyed for Frank Zollinger

The following described 1.5000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 96.56 original acre tract conveyed to Frank J. Zollinger by official record 154 page 296 and being more particularly described as follows:

Beginning at a centerline monument found at the center line intersection of US Route 42 (60 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way), said centerline monument is at the northern most corner of said original 96.56 acre tract;

Thence, with the centerline of said Taylor Blair Road, South 40° 30 minutes 00 seconds East a distance of 281.54 ft. to a railroad spike set in said centerline at **the true point of beginning**;

Thence, continuing with said centerline, South 40° 30 minutes 00 seconds East a distance of 217.61 ft. to a concrete nail and washer set in said centerline;

Thence, across said original 96.86 acre tract the following 3 new courses:

- 1) South 49° 29 minutes 19 seconds West, passing an iron pin and cap set at 30.00 ft., a total distance of 300.26 ft. to an iron pin and cap set
- 2) North 40° 30 minutes 00 seconds West distance of 217.61 ft. to an iron pin and cap set
- 3) North 49° 29 minutes 19 seconds East, passing an iron pin and cap set at 270.26 ft., a total is in said 300.26 ft. returning to **the true point beginning** containing 1.5000 acres more or less.

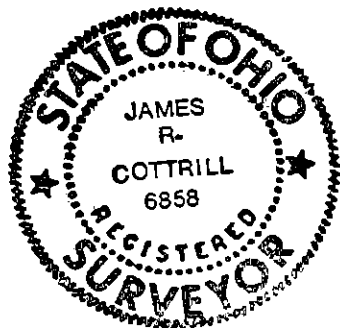
With the benefit of a 20 ft. drainage easement as shown on plat accompanying this legal description and descried separately.

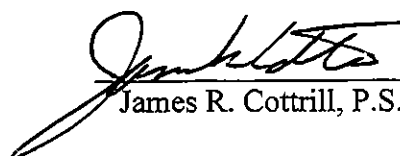
Bearings are based on the centerline of Taylor Blair Road (South 40° 30 minutes East) as described in official record 154 page 296.

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 15, 2004 by James R. Cottrill registration #6858. (Job #S040704A)




James R. Cottrill, P.S.

1.8008 Acre Tract
Surveyed for Frank Zollinger

The following described 1.8008 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 96.56 original acre tract conveyed to Frank J. Zollinger by official record 154 page 296 and being more particularly described as follows:

Beginning at a centerline monument found at the center line intersection of US Route 42 (60 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way), said centerline monument is at the northern most corner of said original 96.56 acre tract;

Thence, with the centerline of said Taylor Blair Road, South 40° 30 minutes 00 seconds East a distance of 281.54 ft. to a railroad spike set in said centerline;

Thence, across said original 96.86 acre tract the following 2 new courses:

- 1) South 49° 29 minutes 19 seconds West, passing an iron pin and cap set at 30.00 ft., a total distance of 300.26 ft. to an iron pin and cap set
- 2) North 40° 30 minutes 00 seconds West, passing an iron pin and cap set at 205.95 ft., a total distance of 240.95 ft. to a point in the centerline of said US Route 42

Thence, with the centerline of said US 42, North 41° 47 minutes 27 seconds East a distance of 303.00 ft. returning to the point beginning containing 1.8008 acres more or less. (See plat for acreage breakdown of tax parcels)

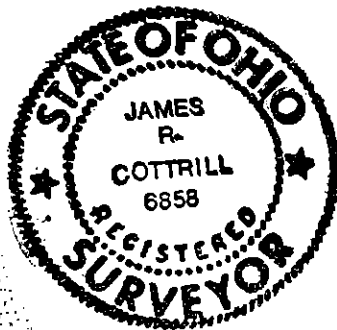
With the benefit of a 20 ft. drainage easement as shown on plat accompanying this legal description and described separately.

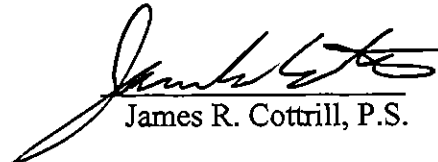
Bearings are based on the centerline of Taylor Blair Road (South 40° 30 minutes East) as described in official record 154 page 296.

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 15, 2004 by James R. Cottrill registration #6858. (Job #S040704)




James R. Cottrill, P.S.

2.5000 Acre Tract
Surveyed for Frank Zollinger

The following described 2.5000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 23.47 original acre tract conveyed to Frank J. Zollinger by official record 154 page 296 and being more particularly described as follows:

Beginning at a centerline monument found at the center line intersection of US Route 42 (60 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way), said centerline monument is at the western most corner of a 5.15 acre tract conveyed to a Regina A. Collins by deed book 270 page 503;

Thence, with the centerline of said US Route 42, North 42° 09 minutes 13 seconds East a distance of 784.03 ft. to a point in said centerline at **the true point of beginning**;

Thence, continuing with said centerline, North 42° 09 minutes 13 seconds East a distance of 281.43 ft.;

Thence, across said original 23.47 acre tract the following 2 new courses:

- 1) South 47° 43 minutes 56 seconds East, passing iron pin and cap set at 28.00 ft., a total distance of 413.61 ft. to an iron pin and cap set
- 2) South 52° 53 minutes 13 seconds West a distance of 286.34 ft. to an iron pin and cap set at the north east corner of a 2 acre tract conveyed to Douglas and Sharon Nelson by deed book 291 page 335

Thence, with the north east line of said 2 acre tract, North 47° 43 minutes 56 seconds West, passing an iron pin and cap set at 332.29 ft., a total distance of 360.29 ft. returning to **the true point beginning** containing 2.5000 acres more or less.

With the benefit of a 20 ft. drainage easement as shown on plat accompanying this legal description and described separately.

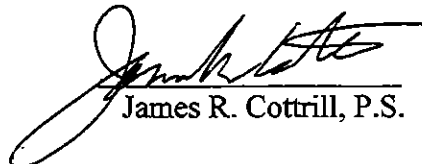
Bearings are based on the centerline of Taylor Blair Road (South 40° 30 minutes East) as described in official record 154 page 296.

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 15, 2004 by James R. Cottrill registration #6858. (Job #S040704B)




James R. Cottrill, P.S.

2.5001 Acre Tract
Surveyed for Frank Zollinger

The following described 2.5001 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 23.47 original acre tract conveyed to Frank J. Zollinger by official record 154 page 296 and being more particularly described as follows:

Beginning at a centerline monument found at the center line intersection of US Route 42 (60 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way), said centerline monument is at the western most corner of a 5.15 acre tract conveyed to a Regina A. Collins by deed book 270 page 503;

Thence, with the centerline of said US Route 42, North 42° 09 minutes 13 seconds East a distance of 1065.46 ft. to a point in said centerline at **the true point of beginning**;

Thence, continuing with said centerline, North 42° 09 minutes 13 seconds East a distance of 249.08 ft.;

Thence, across said original 23.47 acre tract the following 3 new courses:

- 1) South 47° 43 minutes 56 seconds East, passing iron pin and cap set at 28.00 ft., a total distance of 460.81 ft. to an iron pin and cap set
- 2) South 52° 53 minutes 13 seconds West a distance of 253.42 ft. to an iron pin and cap set
- 3) North 47° 43 minutes 56 seconds West, passing an iron pin and cap set at 385.61 ft., a total distance of 413.61 ft. returning to **the true point beginning** containing 2.5001 acres more or less.

With the benefit of a 20 ft. drainage easement as shown on plat accompanying this legal description and descried separately.

Bearings are based on the centerline of Taylor Blair Road (South 40° 30 minutes East) as described in official record 154 page 296.

This deed is subject to and with the benefit of all legal highways, restrictions, casements, 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 15, 2004 by James R. Cottrill registration #6858. (Job #S040704C)




James R. Cottrill, P.S.

20 ft. drainage easement
Surveyed for Frank Zollinger

The following described 20 ft. drainage easement is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, crossing over the following 2 tracts: 96.56 original acre tract conveyed to Frank J. Zollinger by official record 154 page 296, and a 132.504 acre tract conveyed to Vernon J. and Alice Miller and deed book 218 page 215 and being more particularly described as follows:

Said 20 ft. drainage easement extends from a point 20 ft. northwest of the southwest corner of a 1.8008 acre tract survey by this surveyor 7/15/04 (not recorded to date) to the southeast line of said 132.504 acre tract and is tangent to and 20 ft. right of the following described baseline:

Beginning at a centerline monument found at the center line intersection of US Route 42 (60 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way), said centerline monument is at the western most corner of a 5.15 acre tract conveyed to a Regina A. Collins by deed book 270 page 503;

Thence, with the centerline of said US Route 42 South 41° 47 minutes 27 seconds West a distance of 303.00 ft. to the westernmost corner of said 1.8008 acre tract;

Thence, with the southwest line of said 1.8008 acre tract, South 40° 30 minutes 00 seconds East, passing an iron pin and cap set at 35.00 ft. a total distance of 220.95 ft. to **the true point of beginning** of said baseline;

Thence, South 40° 30 minutes 00 seconds East, passing an iron pin and caps set at 20.00 feet and 237.61 ft., a total distance of 660.54 ft. to an iron pin and cap stamped "Katsmiller 7382" found at the westernmost corner of a 1.584 acre tract conveyed to Donald E. and Theresa B. Phelpfrey by official record 87 page 945;

Thence, South 34° 21 minutes 10 seconds West, passing the northeast line of said the 132.504 acre tract at 1697.70 ft., a total distance of 2586.25 ft.;

Thence, South 23° 04 minutes 43 seconds West a distance of 800.00 ft.

Thence, South 61° 14 minutes 58 seconds East a distance of 90.71 ft. to a point in the southeast line of said 132.504 acre tract and the south eastern terminus of said 20 ft. drainage easement.

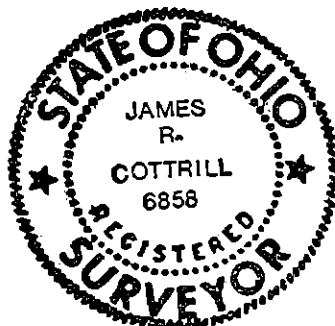
The hereinabove described 20 ft. drainage easement is more particularly shown on plat accompanying this legal description.

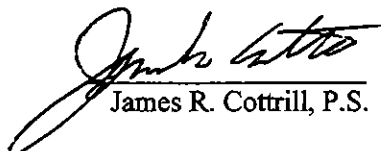
Bearings are based on the centerline of Taylor Blair Road (South 40° 30 minutes East) as described in official record 154 page 296.

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 15, 2004 by James R. Cottrill registration #6858. (Job #S040704E)




James R. Cottrill, P.S.

20 ft. drainage easement
Surveyed for Frank Zollinger

The following described 20 ft. drainage easement is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, crossing over the following five tracts: 23.47 and 85 original acre tracts conveyed to Frank J. Zollinger by official record 154 page 296, 2.554 acre tract conveyed to Frank J. Zollinger by official record 50 page 235, 70.654 acre tract conveyed to Donald E. Forrest official record 6 page 208, and a hundred or 4.215 acre tract conveyed to Francis Olney by deed book 266 page 398 and being more particularly described as follows:

Said 20 ft. drainage easement extends from a point 20 ft. northeast of the southeast corner of a 2.5001 acre tract survey by this surveyor 7/15/04 not recorded to date, to the southeast line of said 4.215 acre tract and is tangent to and 20 ft. left of the following described baseline:

Beginning at a centerline monument found at the center line intersection of US Route 42 (60 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way), said centerline monument is at the western most corner of a 5.15 acre tract conveyed to a Regina A. Collins by deed book 270 page 503;

Thence, with the centerline of said US Route 42, North 42° 09 minutes 13 seconds East a distance of 1065.46 ft. to a point in said centerline;

Thence, South 47° 43 minutes 56 seconds East, passing an iron pin and cap set at 28.00 ft., a total distance of 413.61 ft. to an iron pin and cap set;

Thence, North 52° 53 minutes 13 seconds East a distance of 20.00 ft. to the **the true point of beginning** of said baseline;

Thence, South 52° 53 minutes 13 seconds West, passing an iron pin and cap set at 20.00 ft., a total distance of 306.34 ft. to an iron pin and cap set at the easternmost corner of a 2 acre tract conveyed to Douglas and Sharon Nelson by deed book 291 page 335;

Thence, South 35° 22 minutes 05 seconds East, passing the line between said 23.47 and 96.56 acre tracts at 145.16 ft., a total distance of 1647.18 ft.;

Thence, South 52° 24 minutes 00 seconds West a distance of 320.63 ft.

Thence, South 36° 13 minutes 46 seconds East, passing the northwest line of said 2.554 acre tract at 257.78 ft., a total distance of 565.64 ft. to a point in the northwest line of said 70.654 acre tract;

Thence, South 34° 25 minutes 46 seconds East, passing the northwest line of said 4.215 acre tract at 393.84 ft., a total distance of 706.71 ft. to an iron pin and cap previously set at the northernmost corner of a 0.585 acre tract conveyed to Janet M. Hunter by official record 9 page 6;

Thence, with the northeast line of said 0.585 acre tract, South 30° 59 minutes 16 seconds East a distance of 185.66 ft. to an iron pin and cap previously set and the southeast terminus of said 20 ft. drainage easement.

The hereinabove described 20 ft. drainage easement is being more particular shown on plat accompanying this legal description.


Bearings are based on the centerline of Taylor Blair Road (South 40° 30 minutes East) as described in official record 154 page 296.

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 15, 2004 by James R. Cottrill registration #6858. (Job #S0407001)




James R. Cottrill, P.S.