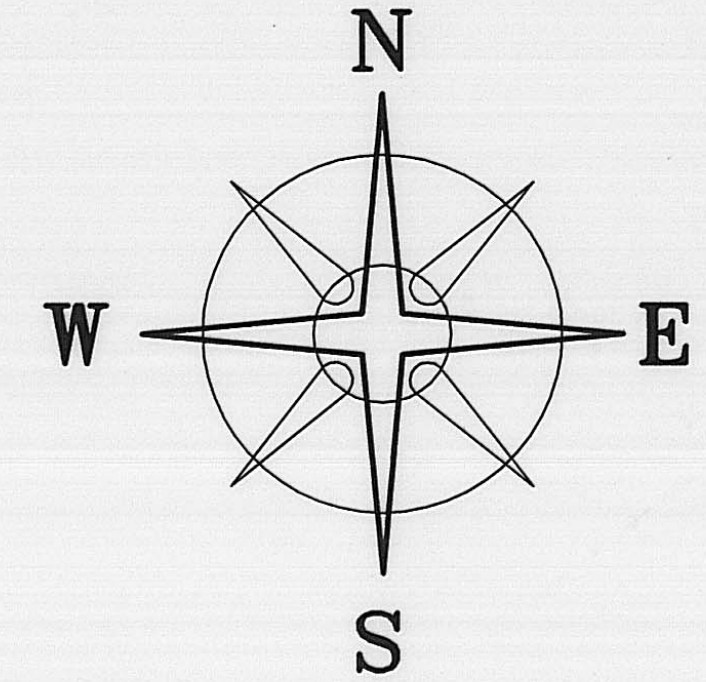


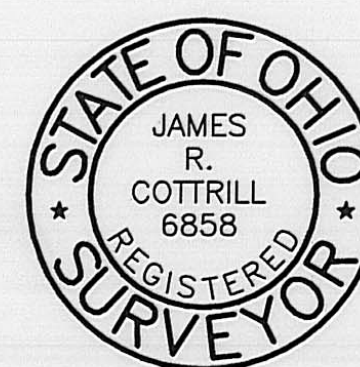
DEED REFERENCE

JOHN AYARS  
44.424 ACRES  
O.R. 156, P. 695



LEGEND

- $\circ$  3/4"  $\phi$  IRON PIPE (FOUND)
  - $\square$  IRON PIN (FOUND)
  - $\bullet$  RAIL ROAD SPIKE (FOUND)
  - $\odot$  CONCRETE NAIL & WASHER (SET)
  - $\triangle$  5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - $\diamond$  5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



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

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

VMS 11096, FAIRFIELD TOWNSHIP,  
MADISON COUNTY,  
STATE OF OHIO.

SURVEYED FOR JOHN AYARS

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

*James R. Cottrill* DATE: 1/03/05

DATE DRAWN:  
12/22/04  
JOB #S041212  
F. B. # 36

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

CREW MW, TB  
DWG. BY RC

6-05

5.0233 Acre Tract  
Surveyed for John Ayars

The following described 5.0233 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 11096, and being part of a 44.424 acre tract conveyed to John Ayars by official record 156 page 695, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Lilly Chapel-Georgesville Road (45 ft. right-of-way)(County Road 102) said railroad spike is at the southeast corner of a 30.0000 acre tract conveyed to Cynthia Sue Yensel by official record 47 page 1079;

Thence, with said 30.0000 acre tract the following 2 courses:

- 1) North  $13^{\circ} 48$  minutes 53 seconds West, passing an iron pin cap set at 25.00 ft., a total distance of 903.93 ft. to an iron pin and cap previously set
- 2) North  $75^{\circ} 38$  minutes 35 seconds East a distance of 242.52 ft. to an iron pin and cap previously set

Thence, with a new line across said 44.424 acre tract, South  $13^{\circ} 48$  minutes 53 seconds East, passing an iron pin and cap set at 873.02 ft., a total distance of 898.02 ft. to a concrete nail and washer set in the centerline of said Lilly Chapel-Georgesville Road;

Thence, with the centerline of said Lilly Chapel-Georgesville Road, the following 3 courses:

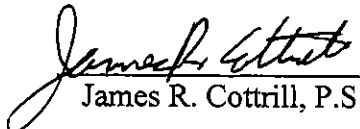
- 1) South  $70^{\circ} 43$  minutes 00 seconds West a distance of 33.72 ft. to an iron pin found
- 2) South  $74^{\circ} 35$  minutes 06 seconds West a distance of 163.11 ft. to a railroad spike found
- 3) South  $75^{\circ} 38$  minutes 35 seconds West a distance of 45.90 ft. returning to the point beginning containing 5.0233 acres more or less.

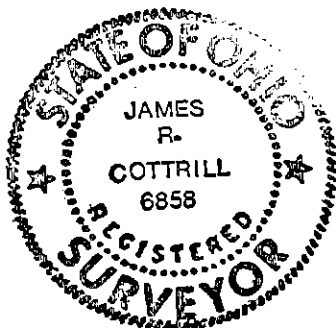
Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South  $75^{\circ} 38$  minutes 35 seconds West) as described in official record 156 page 695.

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 December 22, 2004 by James R. Cottrill registration #6858. (Job #S041212)

  
James R. Cottrill, P.S.



39.4253 Acre Tract  
Surveyed for John Ayars

The following described 39.4253 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 11096, and being part of a 44.424 acre tract conveyed to John Ayars by official record 156 page 695, and being more particularly described as follows:

Beginning at a concrete nail and washer set in the centerline of Lilly Chapel-Georgesville Road (45 ft. right-of-way)(County Road 102) said concrete nail is at the southwest corner of a 23.756 acre tract conveyed to Thomas and Colleen Martin by official record 143 page 424 ;

Thence, with the centerline of said Lilly Chapel-Georgesville Road, the following 2 courses:

- 1) South 71° 10 minutes 49 seconds West a distance of 331.14 ft. to an iron pin found
- 2) South 70° 43 minutes 00 seconds West a distance of 691.09 ft. to a concrete nail and washer set in said centerline

Thence, across said 44.424 acre tract, North 13° 48 minutes 53 seconds West, passing an iron pin and cap set at 25.00 ft., a total distance of 898.02 ft. to an iron pin and cap previously set corner to a 30.0000 acre tract conveyed to Cynthia Sue Yensel by official record 47 page 1079;

Thence, with the east line of said 30.0000 acre tract, North 13° 48 minutes 53 seconds West a distance of 873.43 ft. to an iron pin and cap previously set in the south line of Conrail (80' wide);

Thence, with the south line of said Conrail, North 87° 10 minutes 33 seconds East a distance of 1187.99 ft. to an iron pin and cap set at the northwest corner of said 23.756 acre tract;

Thence, with said 23.756 acre tract the following 2 courses:

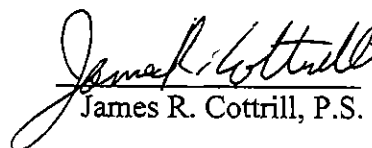
- 1) South 03° 50 minutes 22 seconds East a distance of 868.85 ft. to an iron pin and cap set
- 2) South 14° 01 minutes 11 seconds East, passing an iron pin and cap set at 571.92 ft., a total distance of 594.50 ft. returning to the point beginning containing 39.4253 acres more or less.

Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South 75° 38 minutes 35 seconds West) as described in official record 156 page 695.

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 December 22, 2004 by James R. Cottrill registration #6858. (Job #S041212A)

  
James R. Cottrill, P.S.

