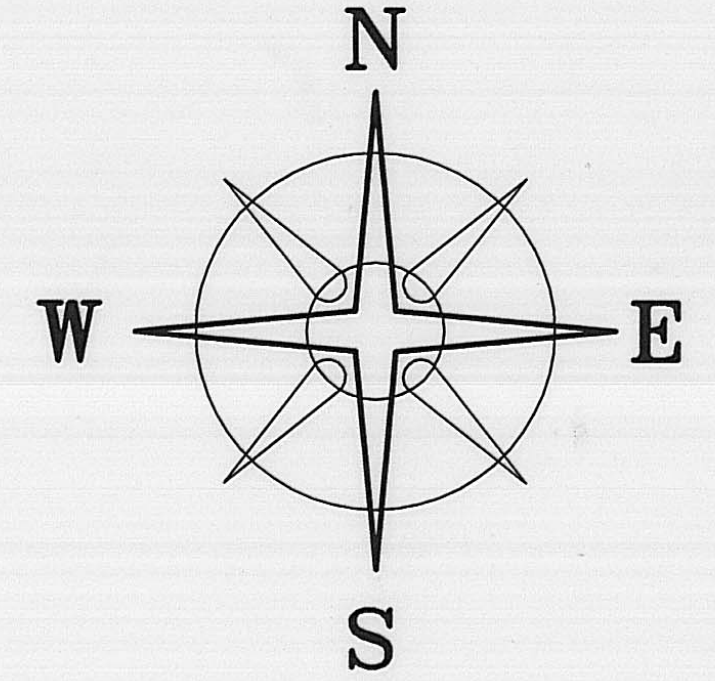


ALLEN & FRAN DATZ  
OR 140, P. 1761  
200 ACRES  
PARCEL 3

BEARINGS BASED ON THE  $\bar{C}$  OF MADDEN-HIGGINS ROAD  
(N88°15'W) AS DESCRIBED IN O.R. 195, P. 449



**DEED REFERENCE**

**WILLIAM E., ROBERT M. & JAMES C. HIGGINS**  
O.R. 195, P. 449  
100 ACRES  
PARCEL FOUR

(B) **117.95± ACRES**  
PARCEL ONE, FIRST TRACT

**LEGEND**

- 1/2" IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ MAG NAIL (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG NAIL (SET)
- ⊗ 5/8" 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. (740) 869-3811

**FARM SPLIT, VMS 8751,  
OAK RUN TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR BOB HIGGINS**

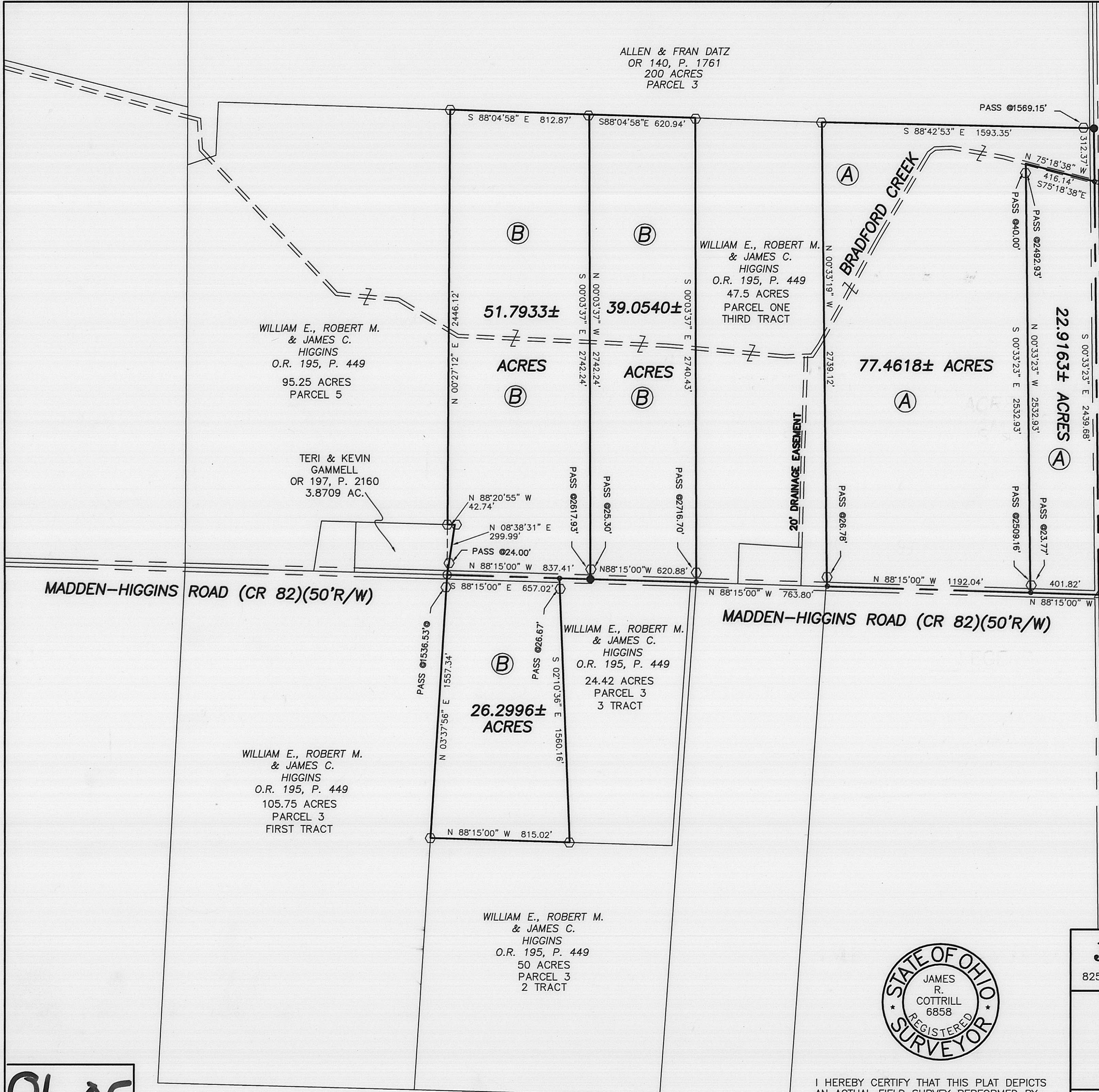
DATE DRAWN: 7/18/05	SCALE: 1" = 400' 400' 200' 0 400'	CREW: MW, NC, TB
JOB #S050708		DWN. BY: JRC
F. B. # 37		CK. BY:



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

*James R. Cottrill* DATE: 7/19/05

86-05





22.9163 Acre Tract  
Surveyed for Bob Higgins

The following described 22.9163 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8751, being part of a 100 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449, and being more particularly described as follows:

Beginning at a mag nail found at the centerline intersection of Van Wagener Road (County Road 84)(48 ft. right-of-way) with the centerline of Madden-Higgins Road (County Road 82)(50 ft. right-of-way), said mag nail also being the southeast corner of said 100 acre tract;

Thence, with the centerline of said Madden-Higgins Road, North  $88^{\circ} 15$  minutes 00 seconds West a distance of 401.82 ft. to a mag nail set in said centerline;

Thence, with the following two new courses across said 100 acre tract:

- 1) North  $00^{\circ} 33$  minutes 23 seconds West, passing an iron pin and caps set at 23.77 ft. and 2492.93 ft., a total distance of 2532.93 ft. to a point in the centerline of Bradford Creek
- 2) South  $75^{\circ} 18$  minutes 38 seconds East, with the centerline of said Bradford Creek, a distance of 416.14 ft. to a mag nail set in the centerline of said Van Widener Road

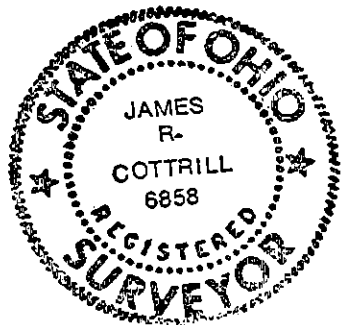
Thence, with the centerline of said Van Wagener Road, South  $00^{\circ} 33$  minutes 23 seconds East a distance of 2439.68 ft. returning to the point beginning containing 22.9163 acres more or less.

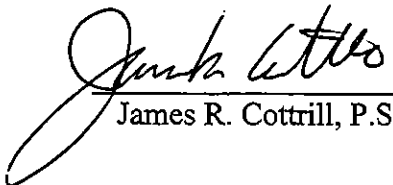
Bearings are based on the centerline of Madden-Higgins Road (North  $88^{\circ} 15$  minutes West) as described in official record 195 page 449.

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 LLC 6858."

This description is based on a field survey performed July 18, 2005 by James R. Cottrill registration #6858. (Job #S050708)



  
James R. Cottrill, P.S.

26.2996 Acre Tract  
Surveyed for Bob Higgins

The following described 26.2996 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8751, being part of a 117.95 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Van Wagener Road (County Road 84)(48 ft. right-of-way) with the centerline of Madden-Higgins Road (County Road 82)(50 ft. right-of-way);

Thence, with the centerline of said Madden-Higgins Road, North 88° 15 minutes 00 seconds West a distance of 3815.95 ft. to a mag nail set in said centerline at the southeast corner of a 3.8709 acre tract conveyed to Teri and Kevin Gammell by official record 197 page 2160, also being the northeast corner of a 105.75 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449, said mag nail is also **the true point beginning**;

Thence, with the centerline of said Madden-Higgins Road, South 88° 15 minutes 00 seconds East a distance of 657.02 ft. to a mag nail set at the northwest corner of a 24.42 acre tract conveyed to William E., Robert E. and, and James C. Higgins by official record 195 page 449;

Thence, with the west line of said 24.42 acre tract, South 02° 10 minutes 36 seconds East, passing an iron pin and cap set at 26.67 ft., a total distance of 1560.16 ft. to iron pin and cap set in the north line of a 50 acre tract conveyed to William E., Robert M., and James C. Higgins by official record 195 page 449;

Thence, with the north line of said 50 acre tract, North 88° 15 minutes 00 seconds West a distance of a 815.02 ft. to iron pin and cap set at the north west corner of said 50 acre tract also in the east line of said 105.75 acre tract;

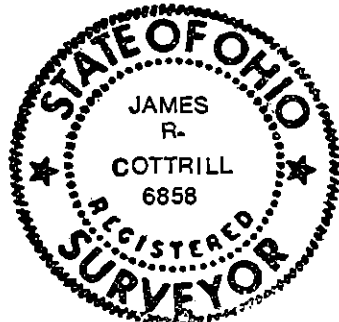
Thence, with the east line of said 105.75 acre tract, North 03° 37 minutes 56 seconds East, passing an iron pin and cap set at 1536.53 ft., a total distance of 1557.34 ft. returning to **the true point beginning** containing 26.2996 acres more or less.

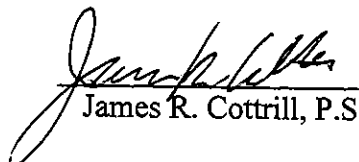
Bearings are based on the centerline of Madden-Higgins Road (North 88° 15 minutes West) as described in official record 195 page 449.

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 LLC 6858."

This description is based on a field survey performed July 18, 2005 by James R. Cottrill registration #6858. (Job #S050708D)



  
James R. Cottrill, P.S.

39.0540 Acre Tract  
Surveyed for Bob Higgins

The following described 39.0540 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8751, being part of a 117.95 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Van Wagener Road (County Road 84)(48 ft. right-of-way) with the centerline of Madden-Higgins Road (County Road 82)(50 ft. right-of-way);

Thence, with the centerline of said Madden-Higgins Road, North  $88^{\circ} 15$  minutes 00 seconds West a distance of 2357.66 ft. to a mag nail set in said centerline at the southwest corner of a 47.5 acre tract conveyed to William E., Robert M., and James C. Higgins by official record 195 page 449, said mag nail is also **the true point beginning**;

Thence, continuing with the centerline of said Madden-Higgins Road, North  $88^{\circ} 15$  minutes 00 seconds West a distance of 620.88 ft. to a mag nail set;

Thence, with the new line across said 117.95 acre tract, North  $00^{\circ} 03$  minutes 37 seconds West, passing an iron pin and cap set at 25.30 ft., a total distance of 2742.24 ft. to an iron pin and cap set in the south line of a 200 acre tract conveyed to Alan and Fran Datz by official record 140 page 1761;

Thence, with the south line of said 200 acre tract, South  $88^{\circ} 04$  minutes 58 seconds East a distance of 620.94 ft. to an iron pin and cap set at the northwest corner of said 47.5 acre tract;

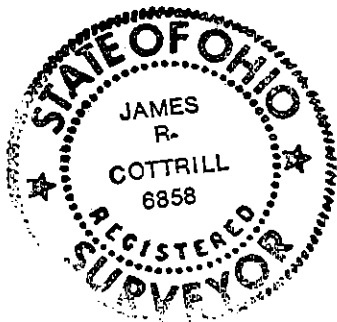
Thence, with the west line of said 47.5 acre tract, South  $00^{\circ} 03$  minutes 37 seconds East, passing an iron pin and cap set at 2716.70 ft., a total distance of 2740.43 ft. returning to **the true point beginning** containing 39.0540 acres more or less.

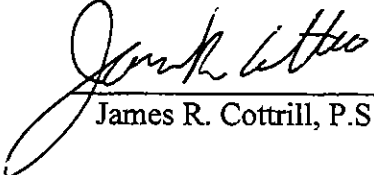
Bearings are based on the centerline of Madden-Higgins Road (North  $88^{\circ} 15$  minutes West) as described in official record 195 page 449.

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 LLC 6858."

This description is based on a field survey performed July 18, 2005 by James R. Cottrill registration #6858. (Job #S050708B)



  
James R. Cottrill, P.S.

51.7933 Acre Tract  
Surveyed for Bob Higgins

The following described 51.7933 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8751, being part of a 117.95 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Van Wagener Road (County Road 84)(48 ft. right-of-way) with the centerline of Madden-Higgins Road (County Road 82)(50 ft. right-of-way);

Thence, with the centerline of said Madden-Higgins Road, North 88° 15 minutes 00 seconds West a distance of 3815.95 ft. to a mag nail set in said centerline at the southeast corner of a 3.8709 acre tract conveyed to Teri and Kevin Gammell by official record 197 page 2160, also being the northeast corner of a 105.75 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449, said mag nail is also **the true point beginning**;

Thence, with said 3.8709 acre tract the following 2 courses:

- 1) North 08° 38 minutes 31 seconds East, passing an iron pin and cap set at 24.00 ft., a total distance of 299.99 ft. to an iron pin and cap set
- 2) North 88° 20 minutes 55 seconds West a distance of 42.74 ft. to an iron pin and cap set corner to a 95.25 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449;

Thence, with the east line of said 95.25 acre tract, North 00° 27 minutes 12 seconds East a distance of 2446.12 ft. to an iron pin and cap set in the south line of a 200 acre tract conveyed to Alan and Fran Datz by official record 140 page 1761;

Thence, with the south line of said 200 acre tract, South 88° 04 minutes 58 seconds East a distance of 812.87 ft. to an iron pin and cap set;

Thence, with a new line across said 117.95 acre tract, South 00° 03 minutes 37 seconds East, passing an iron pin and cap set at 2617.93 ft., a total distance of 2742.24 ft. to a railroad spike set in the centerline of said Madden-Higgins Road;

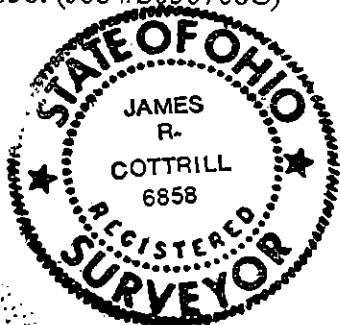
Thence, with the centerline of said Madden-Higgins Road, North 88° 15 minutes 00 seconds West a distance of 837.41 ft. returning to **the true point beginning** containing 51.7933 acres more or less.

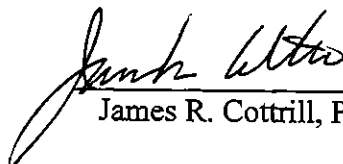
Bearings are based on the centerline of Madden-Higgins Road (North 88° 15 minutes West) as described in official record 195 page 449.

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 LLC 6858."

This description is based on a field survey performed July 18, 2005 by James R. Cottrill registration #6858. (Job #S050708C)



  
James R. Cottrill, P.S.

77.4618 Acre Tract  
Surveyed for Bob Higgins

The following described 77.4618 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8751, being part of a 100 acre tract conveyed to William E., Robert M., James C. Higgins by official record 195 page 449, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Van Wagener Road (County Road 84)(48 ft. right-of-way) with the centerline of Madden-Higgins Road (County Road 82)(50 ft. right-of-way), said mag nail also being the southeast corner of said 100 acre tract;

Thence, with the centerline of said Madden-Higgins Road, North  $88^{\circ} 15$  minutes 00 seconds West a distance of 401.82 ft. to a mag nail set in said centerline at **the true point beginning**;

Thence, continuing with the centerline of said Madden-Higgins Road, North  $88^{\circ} 15$  minutes 00 seconds West a distance of 1192.04 ft. to a mag nail set at the southeast corner of a 47.5 acre tract also conveyed to William E., Robert M., and James C. Higgins by official record 195 page 449;

Thence, with the east line of said 47.5 acre tract, North  $00^{\circ} 33$  minutes 19 seconds West, passing an iron pin and cap set at 26.78 ft., a total distance of 2739.12 ft. to an iron pin and cap set in the south line of a 200 acre tract conveyed to Alan and Fran Datz by official record 140 page 1761;

Thence, with the south line of said 200 acre tract, South  $88^{\circ} 42$  minutes 53 seconds East, passing an iron pin and cap set at 1569.15 ft., a total distance a 1593.35 ft. to a railroad spike set in the centerline of said Van Wagener Road;

Thence, with the centerline of said Van Wagener Road, South  $00^{\circ} 33$  minutes 23 seconds East a distance of 312.37 ft. to a mag nail set in said centerline at the centerline of Bradford Creek;

Thence, across said 100 acre tract the following two new courses:

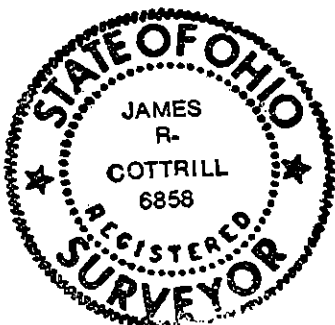
- 1) with the centerline of said Bradford Creek, North  $75^{\circ} 18$  minutes 38 seconds West a distance of 416.14 ft.
- 2) South  $00^{\circ} 33$  minutes 23 seconds East, leaving said Bradford Creek, passing an iron pin and cap set at 40.00 ft. and 2509.16 ft., a total distance of 2532.93 ft. returning to **the true point beginning** containing 77.4618 acre more or less.

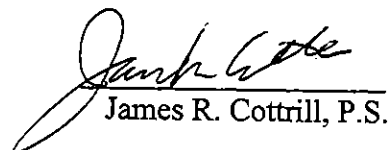
Bearings are based on the centerline of Madden-Higgins Road (North  $88^{\circ} 15$  minutes West) as described in official record 195 page 449.

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 LLC 6858."

This description is based on a field survey performed July 18, 2005 by James R. Cottrill registration #6858. (Job #S050708A)



  
James R. Cottrill, P.S.