

BEARINGS BASED ON THE CENTERLINE OF NIOGA-TOOPS ROAD (S 01°00'00" W) AS DESCRIBED IN DEED BOOK 251 PAGE 353.

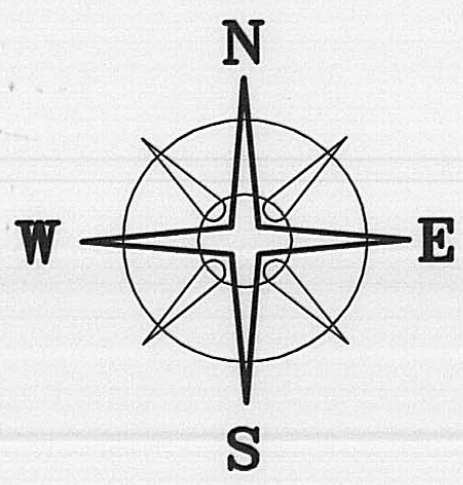
GREGORY J. & JODI L. GARRISON
OFFICIAL 216 PAGE 1093
100.667 ACRES

JOYCE M. & DEAN PORTER
DEED BOOK 261 PAGE 539
0.7471 ACRES

JOYCE M. & DEAN PORTER
DEED BOOK 251 PAGE 353
1.0005 ACRES

TAMMY J. BRAMMER
OFFICIAL RECORD 149 PAGE 863
1.5429 ACRES

6.7365± ACRES



LEGEND

- IRON PIN (FOUND)
- ⊙ MAG NAIL (FOUND) SET BY (R.E. THOMPSON)
- MAG NAIL (SET)
- ⊙ 1/2" THIN WALLED IRON PIPE (FOUND)
- △ P K NAIL (FOUND)
- ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

DEED REFERENCE

SOUTHWARD EXCHANGE CO. LLC.
OFFICIAL RECORD 218 PAGE 950
96.7095 ACRES

EXISTING TILE (ON COUNTY MAINTENANCE)

NIOGA-TOOPS ROAD (CR-60)(R/W VARIES)

McKENDREE ROAD (T-55)(40' R/W)



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

6.7365 ACRES, V.M.S. 5799
PLEASANT TOWNSHIP, MADISON COUNTY
STATE OF OHIO
SURVEYED FOR MATT WOOD

DATE DRAWN: 7/25/06	SCALE : 1" = 100'	CREW: MW
JOB # S060704	100' 50' 0 100'	DWN. BY: MW
F. B. # 39		CK. BY: RC

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 7/25/06

66-06

6.7365 Acre Tract
Surveyed for Matt Wood

The following described 6.7365 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 5799, being part of a 96.7095 acre tract conveyed to Southward Exchange Company, LLC by official record 218 page 950, and be more particularly described as follows:

Beginning at a PK nail found in the centerline of Nioga-Toops Road (County Road 60)(right-of-way width varies), said PK nail is corner to said 96.7095 acre tract and the southeast corner of a 1.5429 acre tract conveyed to Tammy J. Brammer by official record 149 page 863;

Thence, with the centerline of said Nioga-Toops Road, South 01 degree 00 minutes 00 seconds West a distance of 270.00 ft. to a mag nail set in said centerline;

Thence, across said 96.7095 acre tract the following 2 new courses:

- 1) North 87° 10 minutes 28 seconds West, passing an iron pin and cap set at 22.81 ft., a total distance of 648.72 ft. to an iron pin and cap set
- 2) North 02° 04 minutes 42 seconds East a distance of 686.82 ft. to an iron pin and cap set in the south line of a 100.667 acre tract conveyed to Gregory J. and Jodi L. Garrison by official record 216 page 1093;

Thence, with the south line of said 100.667 acre tract, South 85° 58 minutes 52 seconds East a distance of 263.39 ft. to a 1/2 inch diameter iron thin walled pipe found at the northwest corner of a 0.7471 acre tract conveyed to Joyce M. and Dean Porter by deed book 261, page 539;

Thence, with the west line of said 0.7471 and said 1.5429 acre tracts, South 03° 59 minutes 10 seconds East, passing the western corner common to said 0.7471 and said 1.5429 acre tracts at 221.00 ft., a total distance of 408.08 ft. to a 1/2 inch diameter iron thin walled pipe found at the south west corner of said 1.5429 acre tract;

Thence, with the south line of said 1.5429 acre tract, South 86° 07 minutes 34 seconds East, passing an iron pin and cap set over a 1/2 inch diameter thin walled iron pipe found at 313.99 ft., a total distance of 337.40 ft. returning to the point beginning containing 6.7365 acres more or less.

Bearings are based on the centerline of Nioga-Toops Road (South 01° 00 minutes 00 seconds West) as described in deed book 251 page 353.

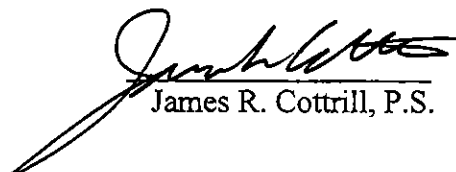
Subject to a 30 ft. drainage easement, said drainage easement is tangent to and 30 ft. east of the west line of the hereinabove described 6.7365 acre tract and also extends from the south line to the northern most line of said 6.7365 acre tract and is more clearly shown on plat accompanying this legal description.

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 L.L.C. 6858."

This description is based on a field survey performed July 21, 2006 by James R. Cottrill registration #6858. (Job #S060704)




James R. Cottrill, P.S.