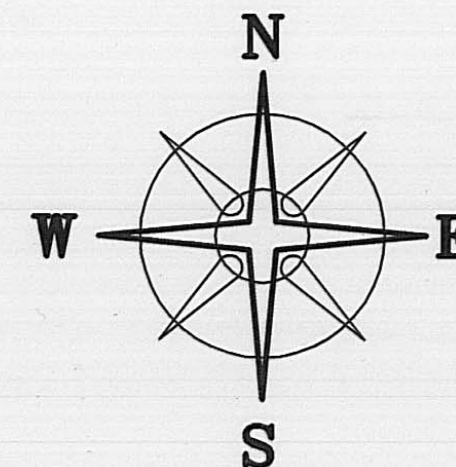


BEARINGS BASED ON THE \angle OF STATE ROUTE 56
(S 41°30'E) AS DESCRIBED IN OR 230 P 2059.



DEED REFERENCE
KATHLEEN TIMMONS, etal
OR 230 P 2059
7.762 ACRES

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

ROY L. DAVIDSON III
OR 17 P 514
40.675 AC.

ELIZABETH BLAKESLEE
OR 202 P 1221
2.726 AC.

7.8254± ACRES

VANCIL & RUTH COMER
DB 296 P 628
1.41 AC.

SHERYL C. & ALICA F.
GREEN
DB 232 P 154
0.828 AC.

JOSEPH L & ELSIE J
SLAGLE
OR 190 P 1754
0.534 AC.

JOSEPH L & ELSIE J
SLAGLE
OR 190 P 1749
28.7381 AC.

JOSEPH L & ELSIE J
SLAGLE
OR 190 P 1752
0.112 AC.



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

DATE: 11/20/07

COTTRILL SURVEYING, L.L.C.

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

7.8254± ACRES, VMS 5897,
UNION TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR KATHLEEN TIMMONS

DATE DRAWN:
10/17/07
JOB #S071008
F. B. # 40

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

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

109-07

7.8254 Acre Tract
Surveyed for Kathleen Timmons

The following described 7.8254 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5897, and being all of a 7.762 acre tract conveyed to Kathleen Timmons, et al by Official Record 230 page 2059, and being more particularly described as follows:

Beginning at the easternmost corner of said 7.762 acre tract and the northernmost corner of a 0.534 acre tract conveyed to Joseph L. and Elsie J. Slagle by Official Record 190 page 1754, said corner is also in the centerline of State Route 56 (60 ft. right-of-way);

Thence, with the southeast line of said 7.762 acre tract, South 52° 13 minutes 27 seconds West, passing a cornerstone found at 25.90 ft., passing a ¾" tee bar and cap found 0.55 ft. left of line at the northernmost corner of a 0.112 acre tract also conveyed to Joseph L. and Elsie J. Slagle by Official Record 190 page 1752 at 202.73 ft., also passing a corner of a 28.7381 acre tract conveyed to Joseph L. and Elsie J. Slagle by Official Record 190 page 1749 at 290.74 ft., a total distance of 357.36 ft. to a 12 in. square concrete fence post found;

Thence, with the northeast line of said 28.7381 acre tract, North 59° 28 minutes 16 seconds West a distance of 876.59 ft. to a wooded fence post found in the south east line of a 40.675 acre tract conveyed to Roy L. Davidson III by Official Record 17 page 514;

Thence, with the northwest line of said 7.762 acre tract, North 41° 26 minutes 22 seconds East, passing the southernmost corner of a 2.726 acre tract conveyed to Elizabeth Blakeslee by Official Record 202 page 1221 at 27.89 ft., also passing an iron pin and cap set at 610.67 ft., a total distance of 631.86 ft. to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, South 41° 30 minutes 00 seconds East a distance of 246.23 ft. to the northernmost corner of a 1.41 acre tract conveyed to Vancil and Ruth Comer by Deed Book 296 page 628;

Thence, with said 1.41 acre tract the following 2 courses:

- 1) South 41° 17 minutes 58 seconds West, passing an iron pin and cap set at 34.28 ft., a total distance of 292.90 ft. to an iron pin and cap set
- 2) South 41° 48 minutes 25 seconds East a distance of 196.19 ft. to the westernmost corner of a 0.828 acre tract conveyed to Sheryl C. and Alica F. Green by Deed Book 232 page 154;

Thence, with said 0.828 acre tract the following 2 courses:

- 1) South 41° 48 minutes 25 seconds East a distance of 125.00 ft. to a ¾" tee bar and cap found
- 2) North 47° 34 minutes 48 seconds East, passing a ¾" tee bar and cap found at 262.92 ft., a total distance of 288.91 ft. to a point in the centerline of State Route 56

Thence, with the centerline of said State Route 56, South 41° 30 minutes 00 seconds East a distance of 335.22 ft. returning to the point beginning containing 7.8254 acres more or less.

Bearings are based on the centerline of State Route 56 (South 41° 30 minutes East) as described in Official Record 230 page 2059.

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 November 19, 2007 by James R. Cottrill, Registered Professional Surveyor #6858 (Job #S071008)




James R. Cottrill, P.S.