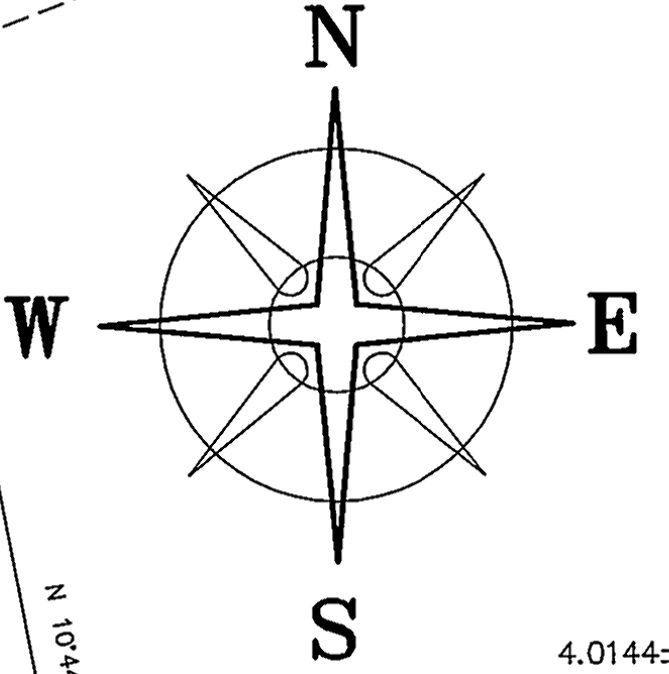


N 20°48'07" W 457.33'
288.25'
OR 104, P.808
1.500 AC.

4.4181±
ACRES

STATE ROUTE 142 (60' R/W)

40' DRAINAGE EASEMENT



4.0144±
ACRES

BEARINGS BASED ON THE C. OF ST.RT.142 (N69°00'00"E)
AS DESCRIBED IN OR 104, P. 808

1.2994± ACRES

ACRES

0.5630±

KIRK K. & SUSAN K.
MILLER
DB 187, P. 237
14.336 ACRES

DEED REFERENCE

WILLIAM PEARCE 1/6
JAMES PEARCE 1/6
ROBERT PEARCE 2/3
OR 190, P. 2074
26.435 ACRES PARCEL #2

ROBERT E.
PEARCE
OR 104, P.808
1.565 AC.

PENNSYLVANIA LINES, LLC D.B. 237, P. 255
49.899 AC.

LEGEND

- IRON PIPE (FOUND)
- ⊙ 3/4" Ø SOLID IRON PIN (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE R.S.#6140" (FOUND)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

DATE: 11/22/03

COTTRILL SURVEYING, L.L.C.

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

FARM SPLIT, VMS 12128,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR JIM PEARCE

DATE DRAWN: 11/16/06	SCALE: 1"=60'	CREW: MW, NY
JOB #S061108	60' 30' 0' 60'	DWN. BY: RC
F. B. #S050602		CK. BY:

23-07

**0.5630 Acre Tract
Surveyed for Jim Pearce**

The following described 0.5630 tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, being part of a 1.565 acre tract conveyed to Robert E. Pearce by official record 104 page 808, and also part of a 26.435 acre tract (parcel two) conveyed to William Pearce EtAl by official record 190 page 2074, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 142 (60 ft. right-of-way) said railroad spike is at the northeast corner of a 14.336 acre tract conveyed to Kirk K. and Susan K. Miller by deed book 187 page 237, said railroad spike is also at the northwest corner of said 1.565 acre tract;

Thence, with the centerline of said State Route 142, North 69° 00 minutes 00 seconds East a distance of 45.83 ft.;

Thence, with a new line across said 1.565 acre tract, South 08° 12 minutes 35 seconds West, passing an iron pin and cap set at 31.08 ft., a total distance of 288.77 ft. to an iron pin and cap set in the south line of said 1.565 acre tract;

Thence, with a new line across said 26.435 acre tract, South 08° 12 minutes 35 seconds West a distance of 323.48 ft. to an iron pin and cap set in the north line of the Pennsylvania lines, L. L. C. (railroad) by deed book 237 page 255;

Thence, with the north line of said railroad, South 67° 06 minutes 55 seconds West a distance of 46.71 ft. to an iron pin and cap set at the southeast corner of said Miller's 14.336 acre tract;

Thence, with the east line of said 14.336 acre tract, North 08° 12 minutes 35 seconds East, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle R. S. 6140" found at the southwest corner of said 1.565 acre tract at 325.23 ft., also passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle R. S. 6140" found at 579.60 ft., a total distance of 614.02 ft. returning to the point beginning containing **0.5630 acres** more or less, of which 0.2652 acres more or less is part of said 1.565 acre tract, and 0.2978 acres more or less is part of said 26.435 acre tract.

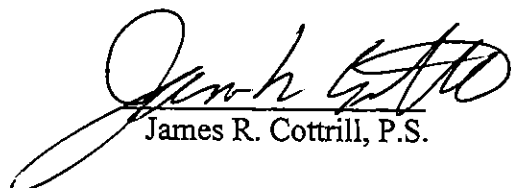
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in official record 104 page 808.

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 17, 2006 by James R. Cottrill registration #6858. (Job #S061108A)




James R. Cottrill, P.S.

**1.2994 Acre Tract
Surveyed for Jim Pearce**

The following described 1.2994 at her tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, being part of a 1.565 acre tract conveyed to Robert E. Pearce by official record 104 page 808, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 142 (60 ft. right-of-way) said railroad spike is corner to a 26.435 acre tract (parcel two) conveyed to William Pearce EtAl by official record 190 page 2074, said railroad spike is also at the northeast corner of said 1.565 acre tract;

Thence, with the line between said 1.565 and said 26.435 acre tracts, the following two courses:

- 1) South 20° 59 minutes 21 seconds East, passing a 5/8 inch diameter rebar and yellow plastic cap stamped " Clapsaddle R. S. 6140" found at 30.00 ft., a total distance of 252.00 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped " Clapsaddle R. S. 6140" found
- 2) South 68° 59 minutes 21 seconds West a distance of 295.03 ft. to an iron pin and cap set

Thence, with a new line across said 1.565 acre tract, North 08° 12 minutes 35 seconds East, passing an iron pin and cap set at 257.69 ft., a total distance of 288.77 ft. to a point in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142, North 69° 00 minutes 00 seconds East a distance of 154.15 ft. returning to the point beginning containing 1.2994 acres more or less.

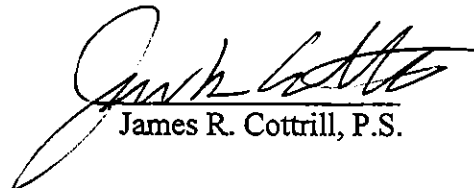
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in official record 104 page 808.

With the benefit of a 40 ft. drainage easement as shown on the 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 November 17, 2006 by James R. Cottrill registration #6858. (Job #S061108)


James R. Cottrill, P.S.

