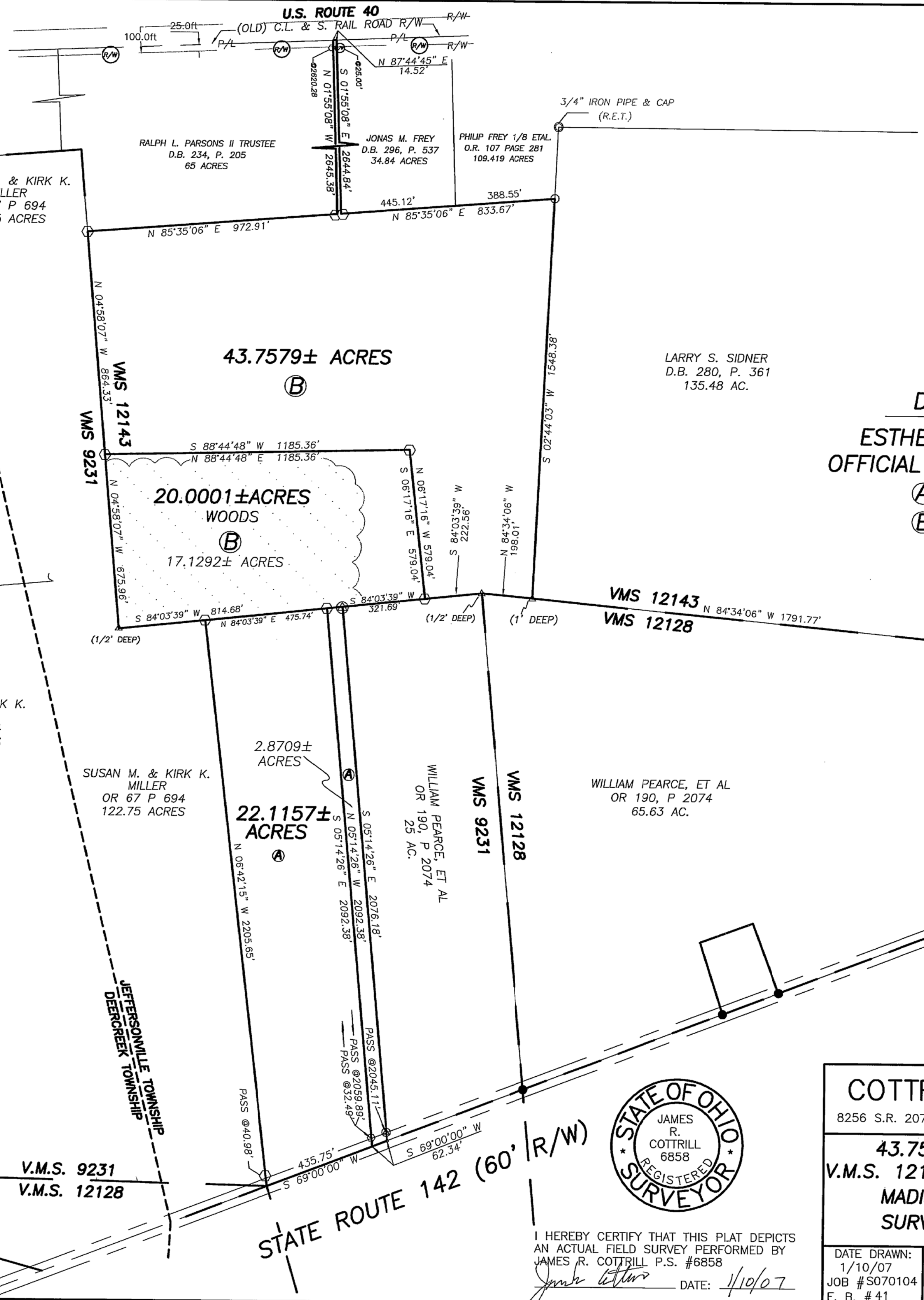
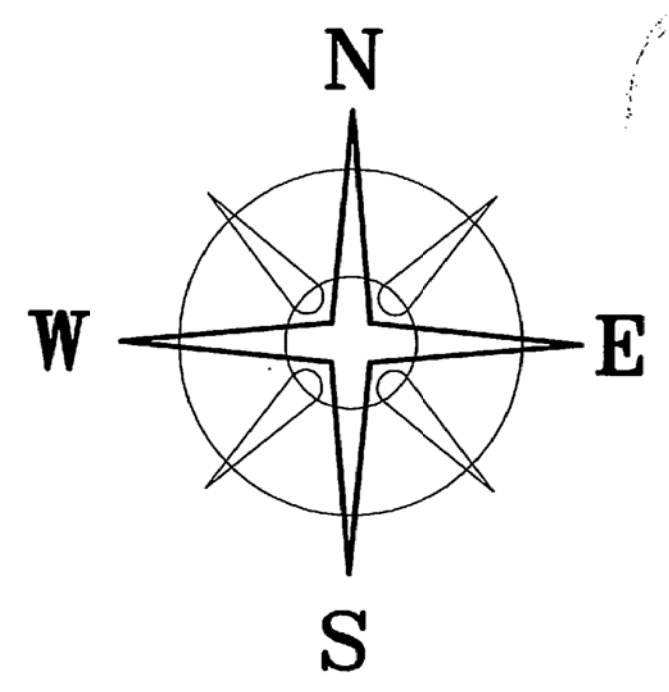


34-07



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



**DEED REFERENCE**  
**ESTHER M. BURNETT ETAL.**  
**OFFICIAL RECORD 30 PAGE 419**  
Ⓐ 25 ACRES  
Ⓑ 60.88 ACRES

ODOT R/W PLANS  
MADISON COUNTY  
S.H. 1 SEC. D-2 (PT), C,B &  
WEST JEFFERSON (PT)  
SHEET 7/13

**LEGEND**

- Ⓡ/Ⓦ CONCRETE R/W MONUMENT (FOUND)
- 1/2" IRON PIPE (FOUND)
- ⊙ 3/4" SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⬡ 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: 1/10/07

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

**43.7579 & 22.1157 ACRE TRACTS**  
**V.M.S. 12143, & 9231 JEFFERSON TOWNSHIP**  
**MADISON COUNTY, STATE OF OHIO**  
**SURVEYED FOR ESTHER BURNETT**

DATE DRAWN: 1/10/07	SCALE : 1" = 300' 300' 150' 0 300'	CREW: MW
JOB #S070104		DWN. BY: MW
F. B. # 41		CK. BY: RC

**20.0001 Acre Tract  
Surveyed for Esther Burnett**

The following described 20.0001 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231 and 12143, and being part of a 60.88 acre and 25 acre tracts, both tracts conveyed to Esther M. Burnett et al. by official record 30 page 419, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of State Route 142 (60 ft. right-of-way) said mag nail is at the southeast corner of said 25 acre tract and the southwest corner of a 25 acre tract conveyed to William Pearce, et al by official record 190 page 2074;

Thence, with the centerline of said State Route 142, South 69° 00 minutes 00 seconds West a distance of 62.34 ft. to a point in said centerline;

Thence, with a new line across said Burnett's 25 acre tract, North 05° 14 minutes 26 seconds West, passing an iron pin and cap set at 32.49 ft., a total distance of 2092.38 ft. to an iron pin and cap set in the line between said 25 and said 60.88 acre tracts, said iron pin and cap is also in the line between VMS 12128 and VMS 9231;

Thence, with the south line of said 60.88 acre tract and said VMS line, South 84° 03 minutes 39 seconds West, passing an iron pin and cap set corner to a 122.75 acre tract conveyed to Susan M. and Kirk K. Miller by official record 67 page 694 at 475.74 ft., a total distance of 814.68 ft. to a cornerstone found (1/2 ft. deep) corner to said 122.75 acre tract also being the southwest corner of said VMS 12143;

Thence, with the east line of said 122.75 acre tract and said VMS line, North 04° 58 minutes 07 seconds West a distance of 675.96 ft. to an iron pin and cap set;

Thence, across said 60.88 acre tract the following 2 new courses:

- 1) North 88° 44 minutes 48 seconds East a distance a 1185.36 ft. to an iron pin and cap set
- 2) South 06° 17 minutes 16 seconds East a distance of 579.04 ft. to an iron pin and cap set in the north line of said Pearce's 25 acre tract said iron pin and cap is in the line between VMS 12143 and VMS 9231

Thence, with said Pearce's 25 acre tract and said VMS line, South 84° 03 minutes 39 seconds West a distance of 321.69 ft. to an iron pin and cap previously set at the northwest corner of said 25 acre tract;

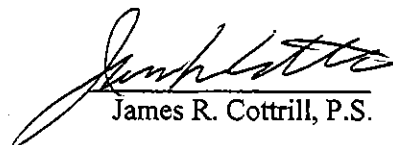
Thence, with the west line of said Pearce's 25 acre tract, South 05° 14 minutes 26 seconds East, passing an iron pin and cap previously said it 2045.11 ft., a total distance of 2076.18 ft. returning to the point beginning containing **20.0001 acres** more or less of which 2.8709 acres more or less is part of said Burnett's 25 acre tract and 17.1292 acres more or less is part of said 60.88 acre tract.

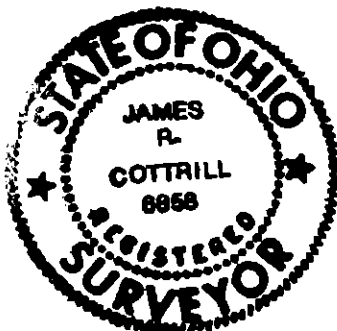
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in official record 104 page 808.

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 January 15, 2007 by James R. Cottrill registration #6858. (Job #S070104A)

  
James R. Cottrill, P.S.



**22.1157 Acre Tract  
Surveyed for Esther Burnett**

The following described 22.1157 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231, and being part of a 25 acre tract conveyed to Esther M. Burnett et al. by official record 30 page 419, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of State Route 142 (60 ft. right-of-way) said mag nail is at the southeast corner of said 25 acre tract and the southwest corner of a 25 acre tract conveyed to William Pearce, et al by official record 190 page 2074;

Thence, with the centerline of said State Route 142, South 69° 00 minutes 00 seconds West a distance of 62.34 ft. to a point in said centerline at **The True Point Beginning**;

Thence, continuing with the centerline of said State Route 142, South 69° 00 minutes 00 seconds West a distance of 435.75 ft. to the southeast corner of a 122 .75 acre tract conveyed to Susan M and Kirk K. Miller by official record 67 page 694;

Thence, with the east line of said 122.75 acre tract, North 06° 42 minutes 15 seconds West, passing an iron pin and cap set at 40 .May feet, a total distance of 2205.65 ft. to an iron pin and cap set in the south line of a 60.88 acre tract also conveyed to Esther M. Barnett et al. by official record 30 page 419, said iron pinning cap is also in the line between VMS 12143 and said VMS 9231;

Thence, with the south line of said 60.88 and said VMS line North 84° 03 minutes 39 seconds East a distance of 475.74 ft. to an iron pin and cap set;

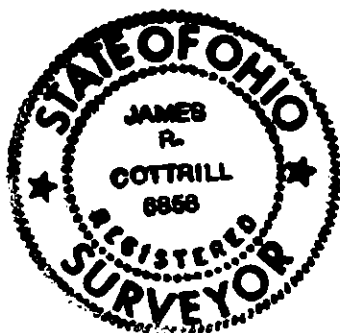
Thence, with a new line across said Burnett's 25 acre tract, South 05° 14 minutes 26 seconds East, passing an iron pin and cap set at 2059.89 ft., a total distance of 2092.38 ft. returning to **The True Point Beginning** containing **22.1157 acres** more or less.

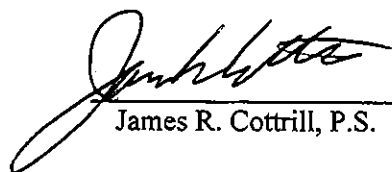
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in official record 104 page 808.

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 January 15, 2007 by James R. Cottrill registration #6858. (Job #S070104B)



  
James R. Cottrill, P.S.

**43.7579 Acre Tract**  
**Surveyed for Esther Burnett**

The following described 43.7579 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12143, and being part of a 60.88 acre tract conveyed to Esther M. Burnett et al. by official record 30 page 419, and being more particularly described as follows:

Beginning at the northeast corner of a lane way leading to said 60.88 acre tract said corner is also the northwest corner of a 34.84 acre tract conveyed to Jonas M. Frey by deed book 296 page 537, said corner is also in the south right-of-way line of the old C.L. & S. Railroad as shown on the ODOT right-of-way plan Madison County SH 1 SEC. D-2 (PT) C,B & West Jefferson (PT) sheet 7/13;

Thence, with the west line of said 34.84 acre tract, South 01 degree 55 minutes 08 seconds East, passing a concrete right-of-way monument found at 25.00 ft., a total distance of 2644.84 to an iron pin and cap set at the southwest corner of said 34.84 acre tract;

Thence, with the south line of said 34.84 acre tract, North 85° 35 minutes 06 seconds East, passing the south west corner of a 109.419 acre tract conveyed to Philip Frey et al by official record 107 page 281 at 445.12 ft., a total distance of 833.67 ft. to a 1/2 inch diameter iron pipe found in the west line of a 135.48 acre tract conveyed to Larry S. Sidner by deed book 280 page 361;

Thence, with the west line of said 135.48 acre tract, South 02° 44 minutes 03 seconds West a distance a 1548.38 ft. to a cornerstone found (1 ft. deep) in the north line of a 65.63 acre tract conveyed to William Pierce, et al. by official record 190 page 2074, said stone is also in the line between VMS 12143 and VMS 12128;

Thence, with the north line of said 65.63 acre tract and said VMS line, North 84° 34 minutes 06 seconds West a distance a 198.01 ft. to a cornerstone found (1/2 foot deep) at the northeast corner of a 25 acre tract also conveyed to William Pierce, et al. by official record 190 page 2074, said stone is also at the northeast corner of VMS 9231;

Thence, with the north line of said 25 acre tract, South 84° 03 minutes 39 seconds West a distance of 222.56 ft. to an iron pin and cap set;

Thence, across said 60.88 acre tract the following 2 new courses:

- 1) North 06° 17 minutes 16 seconds West a distance of 579.04 ft. to an iron pin and cap set
- 2) South 88° 44 minutes 48 seconds West a distance of 1185.36 ft. to an iron pin and cap set in the east line of a 122.75 acre tract conveyed to Susan M. and Kirk K. Miller by official record 67 page 694, said iron pin and cap is also in the line between VMS 12143 and VMS 9231;

Thence, with the east line of said 122.75 acre tract and said VMS line, North 04° 58 minutes 07 seconds West a distance of 864.33 ft. to an iron pin and cap set at the southwest corner of a 65 acre tract conveyed to Ralph L. Parsons II trustee by deed book 234 page 205;

Thence, with said 65 acre tract the following 2 courses:

- 1) North 85° 35 minutes 06 seconds East a distance of 972.91 ft. to an iron pin and cap set
- 2) North 01 degree 55 minutes 08 seconds West, passing an iron pin and cap set at 2620.28 ft., a total distance of 2645.38 ft. to a point in the centerline of said C.L. & S. Railroad and the northeast corner of said 65 acre tract;

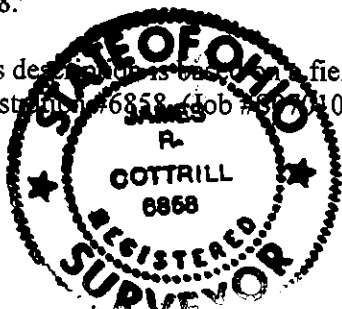
Thence, with said centerline, North 87° 44 minutes 45 seconds East a distance of 14.52 ft. returning to the point beginning containing 43.7579 acres more or less.

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.

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 deed is based on a field survey performed January 15, 2007 by James R. Cottrill registered professional surveyor #6858 (job #3770104)



  
James R. Cottrill, P.S.