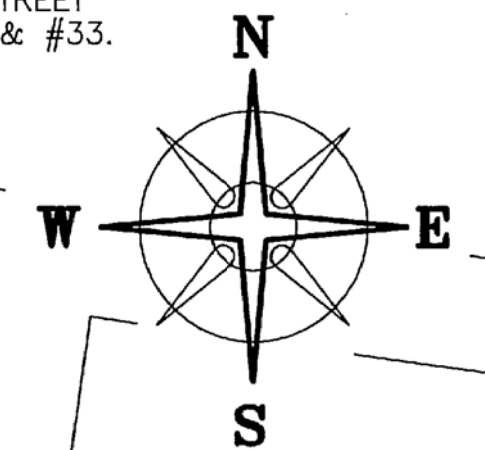


BEARINGS BASED ON THE C OF MAIN STREET  
(S 82°E) AS DESCRIBED IN SLIDE #32 & #33.



DEED REFERENCE

REPLAT OF  
W.D. PRINGLES ADDITION  
SLIDE B-169  
LOT #41 & #42

W.D. PRINGLES ADDITION  
SLIDE #32 & #33  
D.B. 86, PG. 375  
D.B. 86, PG. 385

JENNIE M. ELAM  
O.R. 113 PAGE 2580

- Ⓐ PART OF LOT #42  
(FIRST TRACT)
- Ⓑ PART OF LOT #41  
(SECOND TRACT)
- Ⓒ NOT A PART OF THIS DEED  
(SEE NOTE BELOW)

NOTE

D.B. 86, P. 375 MISTAKENLY REFERRED TO THE EAST LINE OF THE DESCRIBED TRACT AS THE LINE BETWEEN LOTS 42 & 41 (SHOULD HAVE BEEN A NEW LINE THRU LOT 41). ALL DEEDS FOLLOWING D.B. 86, P. 375 MISTAKENLY REFERRED TO THIS TRACT AS LOT 42; THEREFORE, IN O.R. 113, P. 2580 LAND BETWEEN FIRST TRACT AND SECOND TRACT IS UNACCOUNTED FOR.

LEGEND

- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- RAIL ROAD SPIKE (FOUND)
- P K NAIL
- ◻ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

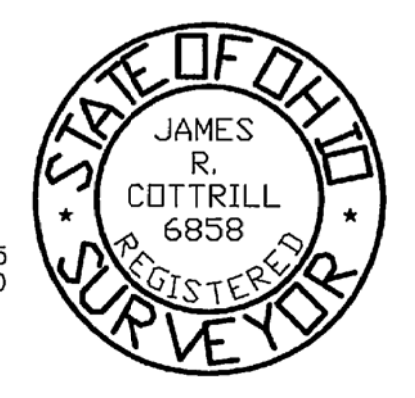
CONDITION UNLESS OTHERWISE NOTED.  
ALL MONUMENTS FOUND OR SET ARE IN GOOD

WEST JEFFERSON - KIOUSVILLE RD. (45') (CR 22)



NOTE

THE ABOVE SURVEY IS TO CORRECT THE DESCRIPTION AS RECORDED IN D.B. 86, PG. 385 & VOL. 113, PG. 2580. THIS SURVEYOR BELIEVES THE CALL FOR THE EAST LINE TO BE THE LINE BETWEEN LOTS #41 & #42 WAS IN ERROR AND SHOULD HAVE BEEN TO THE EAST LINE OF THE TRACT AS DESCRIBED IN D.B. 86, PG. 375. OCCUPATION SUPPORTS MY CONCLUSION AS SHOWN.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 3/8/07

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

0.5114± ACRES, BIG PLAIN,  
FAIRFIELD TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR WAVE ELAM

DATE DRAWN:  
2/27/07  
JOB # S070207  
F. B. # 41

SCALE: 1" = 30'  
30' 15' 0' 30'

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

48.07

0.5114 Acre Tract  
Surveyed for Jennie Elam

The following described 0.5114 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, Village of Big Plain, and being part of Lots 42 and 41 of the Replat of W. D. Pringle's addition as recorded on slide B-169, and part of said Lot 42 (first tract) and part of said Lot 41 (second tract) both tracts conveyed to Jennie M. Elam by official record 113 page 2580, also part of said Lot 41 (that is between said first tract and said second tract) (last recorded in deed book 86 page 375) (see plat for further details), and being more particularly described as follows:

Beginning at an iron pin and cap set at the southwest corner of said Lot number 42, said iron pin and cap is at the intersection of the north line of Big Plain-Circleville Road (66 ft. wide) with the east line of West Jefferson-Kiousville Road (45 ft. wide);

Thence, with the east line of said West Jefferson-Kiousville Road, North 02° 25 minutes 12 seconds West a distance of 99.16 ft. to an iron pin and cap previously set at the southwest corner of a 0.1551 acre tract conveyed to Jason M. Flynn by official record 203 page 241;

Thence, with said 0.1551 acre tract the following 2 courses:

- 1) South 83° 55 minutes 22 seconds East, passing the line between said lots 41 and 42 at 65.63 ft., a total distance of 96.28 ft. to an iron pin and cap previously set in the west line of said second tract
- 2) North 08° 00 minutes 00 seconds East a distance of 64.25 ft. to an iron pin and cap previously set in the south line of a 16.5 ft. alley

Thence, with the south line of said 16.5 ft. alley, South 82° 00 minutes 00 seconds East a distance of 82.50 ft. to an iron pin and cap set at the north east corner of said Lot 41;

Thence, with the east line of said Lot 41 and the west line of a 16.5 ft. alley, South 08° 00 minutes 00 seconds West a distance of 165.00 ft. to iron pin and cap set at the south east corner of said Lot 41 and in the north line of said Big Plain-Circleville Road;

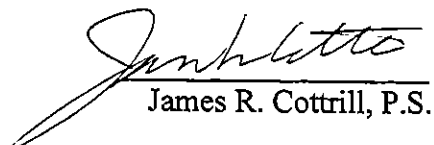
Thence, with the north line of said Big Plain-Circleville Road, North 82° 00 minutes 00 seconds West, passing the southwest corner of said second tract at 82.50 ft., also passing the southern corner common to lots 41 and 42 at 94.79 ft., a total distance of 160.79 ft. returning to the point beginning containing **0.5114 acres** more or less, of which 0.1494 acres more or less is all of said first tract, 0.3125 acres more or less is all of said second tract, and 0.0495 acres more or less is all that remains of the land between said first and said second tract.

Bearings are based on the centerline of Main Street (South 82° East) as described in slide #32 & 33.

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 March 6, 2007 by James R. Cottrill registration #6858. (Job #S070207)

  
James R. Cottrill, P.S.

