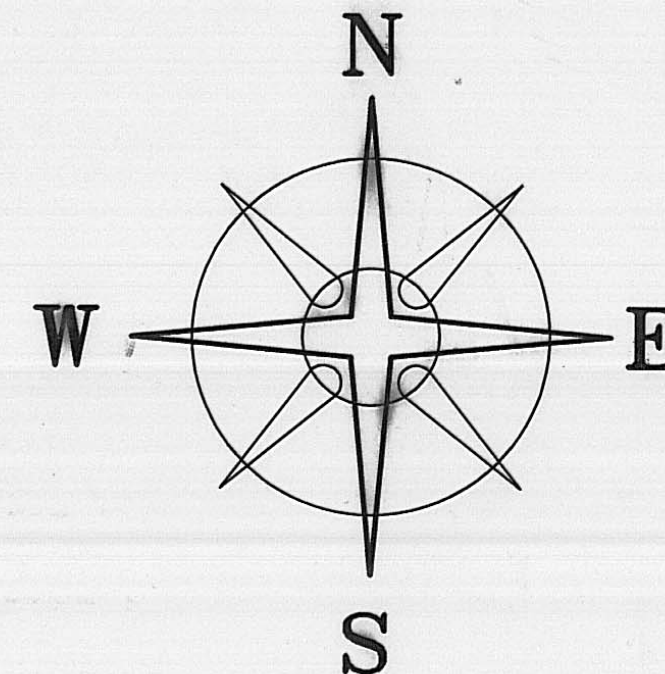


# LEGEND

BEARINGS BASED ON THE C OF STATE ROUTE 29  
(S55°30'00"E) AS SHOWN ON PLAT OF  
COUNTRY VIEW ADDITION SLIDE #588.



- IRON PIPE (FOUND)
  - 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "WWB 7377" (FD.)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGR. & SURVEYING" (FD.)
  - DIA. SOLID IRON PIN (FOUND)
  - △ 1/2" Ø IRON PIN IN CONC. (FOUND)
  - RAIL ROAD SPIKE (FD.)
  - P K NAIL
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

RICHARD L. & JUDITH K. GREEN  
D.B. 268, PG. 375  
132.884 ACRES

## DEED REFERENCE

CECIL E. & OPAL I. FLANNERY  
VOL. 288, PG. 749

- Ⓐ 101.07 AC. (FIRST TRACT)
- Ⓑ 100.28 AC. (SECOND TRACT)
- 171.6257 AC. (TOTAL BY DEED)
- (51.004 AC. BY TAX MAP)

VMS 12092, 12386, & 12387  
36.4269+/- ACRES  
51.8654+/- ACRES  
(BY THIS SURVEY)

STEVEN E. & JOYCE C. DURBAN  
D.B. 269, PG. 207  
10.002 AC.

STEVEN E. & JOYCE C. DURBAN  
O.R. 31, PG. 709  
2.587 AC.

MENNO H. & KAREN LYNN EBY  
O.R. 71, PG. 1087  
10.2670 AC.

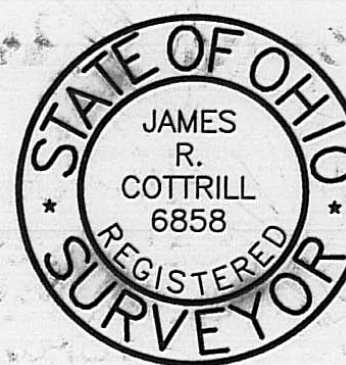
15.4385+/- ACRES

VMS CORNER  
512+34.72  
147.04' LT.

520+00  
150' LT.

INTERSTATE 71

VMS 6042



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 5-18-00

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

51.8654± ACRES, VMS 12918,  
12092/12386/12387, & 8926/  
8927/9391, JEFFERSON TWP.,  
MADISON COUNTY, OHIO.  
SURVEYED FOR ED FLANNERY

DATE DRAWN: 5-09-00	SCALE: 1"=200'	CREW: MW, JB
JOB #S000504	200' 100' 0 200'	DWN. BY: RC
F. B. # 25		CK. BY:



Description of a 51.8654 acre tract  
Surveyed for Ed Flannery

The following described 51.8654 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 12918, 12092/12386/12387, and 8926/8927/9391 and being all that remains of 171.6257 acre tract (total by deed) (101.07 acres first tract, and 100.28 acres in the second tract before exceptions) all conveyed to Cecil E. and Opal I. Flannery by Volume 288 Page 749 and being more particularly described as follows:

Beginning at a 5/8" rebar and yellow plastic cap stamped "Thomas Engr. and Surveying" (found) at the northeast corner of Lot #3 also being the northwest corner or a reserve in subdivision Country View Addition as recorded in slid 588 said iron pin and cap is in the southwest right-of-way line of State Route 29 (60 foot right-of-way)

Thence, with said right-of-way line South 55 deg. 30 min. 00 sec. East a distance of 59.92 feet to the northwest corner of Lot #4 of said Addition

Thence, with the northwest line of said Lot #4 South 34 deg. 28 min. 45 sec. West passing a 5/8" diameter rebar and yellow plastic cap stamped "Thomas Engr. and Surveying" (found) at 0.20 feet a total distance of 310.03 feet to a 5/8" diameter and yellow plastic cap stamped "Thomas Engr. and Surveying" (found) at the southwest corner of Lot #4 also being corner to a 3.223 acre tract conveyed to Cecil E. and Opal I. Flannery by Official Record 31 Page 711

Thence, with said 3.223 acre tract the following two courses:

- 1.) South 34 deg. 25 min. 49 sec. West a distance of 224.51 feet to a 5/8" diameter rebar and yellow plastic cap stamped "Thomas Engr. and Surveying" (found)
- 2.) South 15 deg. 50 min. 42 sec. East a distance of 329.47 feet to a 5/8" diameter rebar and yellow plastic cap stamped (Thomas Engr. and Surveying" (found) at the southwest corner of a 10.002 acre tract conveyed to Steven E. and Joyce C. Durban by Deed Book 269 Page 207

Thence, with said 10.002 acre tract the following two courses:

- 1.) South 66 deg. 04 min. 33 sec. East a distance of 385.88 feet to an iron pin (found)
- 2.) South 83 deg. 23 min. 29 sec. East a distance of 71.63 feet to a iron pipe (found) at the western most corner of a 2.587 acre tract conveyed to Steven E. and Joyce C. Durban by Official Record 31 Page 709

Thence, with said 2.587 acre tract the following two courses:

- 1) South 65 deg. 51 min. 57 sec. East a distance of 512.16 feet to an iron pin and cap set
- 2) North 26 deg. 18 min. 21 sec. East passing a iron pipe (found) at 678.19 feet a total distance of 709.03 feet to point in the centerline of State Route 29

Thence, with said centerline South 67 deg. 05 min. 16 sec. East a distance of 59.99 feet to the northeast corner of a 10.2670 acre tract conveyed to Menno H. and Karen Lynn Eby by Official Record 71 Page 1087

Thence, with the northwest lien of said 10.2670 acre tract South 26 deg. 11 min. 47 sec. West passing a 1" iron pipe and yellow plastic cap stamped "WWB 7377" (found) at 30.74 feet a total distance of 1293.44 feet to a point in the north right-of-way line of Interstate 71 said point bears North 26 deg. 11 min. 47 sec. East a distance of 1.32 feet from a iron pipe (found)

Thence, with said north L/A right-of-way line the following five courses:

- 1.) South 82 deg. 16 min. 37 sec. West a distance of 214.71 feet to the corner of V.M.S. 6042

- 2.) South 81 deg. 56 min. 58 sec. West a distance of 734.75 feet
- 3.) South 82 deg. 29 min. 54 sec. West a distance of 500.00 feet
- 4.) South 83 deg. 38 min. 39 sec. West a distance of 500.10 feet
- 5.) South 82 deg. 29 min. 54 sec. West a distance of 107.75 feet to a 5/8" diameter solid iron pin (found) at the southeast corner of a 132.884 acre tract conveyed to Richard L. and Judith K. Green by Deed Book 268 Page 375

Thence, with the southeast line of said 132.884 acre tract North 25 deg. 49 min. 36 sec. East a distance of 2204.51 feet to the southwest corner of Lot #1 of said Country View Addition said southwest corner bears South 55 deg. 30 min. 00 sec. East a distance of 0.08 feet from a 5/8" diameter rebar and yellow plastic cap stamped "Thomas Engr. and Surveying" (found)

Thence, with the south line of said Country View Addition South 55 deg. 30 min. 00 sec. East a distance of 458.06 feet to a iron pipe (found) at the southeast corner of Lot #3 of said addition

Thence, with the east line of said Lot #3 North 34 deg. 26 min. 02 sec. East a distance of 310.03 feet returning to the point of beginning containing 51.8654 more or less acres of which 36.4269 acres is part of said 101.07 acre tract and 15.4385 acres is part of said 100.28 acre tract

Bearings are based on the centerline of State Route 29 (South 55 deg. 30 min. East) as shown on plat of Country View Addition Slide #588

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 6858."

This description is based on a field survey performed May 09, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.