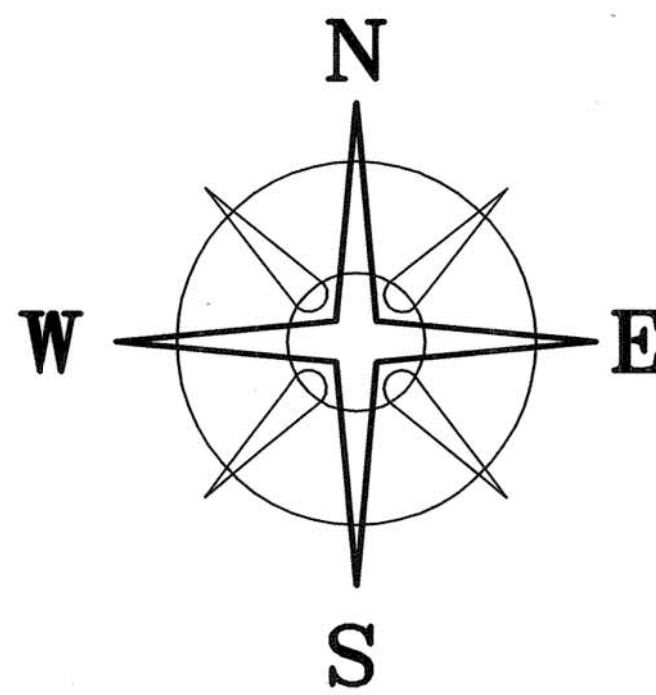


BEARINGS BASED ON THE SOUTHEASTERN LINE OF BROWN'S 25.437 ACRE TRACT (S 64°00' W) AS DESCRIBED IN DR 219, P. 362.

ALBERT WAYNE HINES DR 93, P 141 40.4749 AC.

SYLVIA WILSON DITCH



DEED REFERENCE
MICHAEL L. BROWN & ANGELA K. KISER BROWN
OFFICIAL RECORD 219 PAGE 362
25.437 ACRES

3.9474± ACRES

STATE ROUTE 665 (60'R/W)

DRAINAGE DITCH

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

EASEMENT

S 64°00'00" W 939.04' (BASES OF BEARINGS)
FENCE & PROPERTY LINE

LISA B REYNOLDS
OFFICIAL RECORD 15 PAGE 761
27.7519 ACRES

LEGEND

- IRON PIN (FOUND)
- ⊙ MAG NAIL (PREVIOUSLY SET)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY SET)

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



COTTRILL SURVEYING, L.L.C.

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

3.9474± ACRES, VMS 6029 &
6302, UNION TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR MIKE BROWN

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

DATE: 8/29/08

DATE DRAWN: 3/24/08
JOB #S080306
F. B. # REVISED

SCALE: 1" = 50'
50' 25' 0 50'

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

1-09

3.9474 Acre Tract
Surveyed for Mike Brown

The following described 3.9474 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 6029 and 6302, and being part of a 25.437 acre tract conveyed to Michael L. Brown and Angela K. Kiser Brown by Official Record 219 page 362, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 665 (60 ft. right-of-way), said iron pin is at the north east corner of said 25.437 acre tract and the north west corner of a 27.7519 acre tract conveyed to Lisa B. Reynolds by Official Record 15 page 761;

Thence, with the northwest line of said 27.7519 acre tract, South 64° 00 minutes 00 seconds West, passing an iron pin and cap previously set at 36.77 ft., a total distance of 939.04 ft. to an iron pin and cap set;

Thence, across said 25.437 acre tract and along the southeast bank of a drainage ditch the following five new courses:

- 1) North 00° 16 minutes 53 seconds East a distance of 167.10 ft. to an iron pin and cap set
- 2) North 21° 41 minutes 08 seconds East a distance of 82.24 ft. to an iron pin and cap set
- 3) North 54° 52 minutes 09 seconds East a distance of 340.84 ft. to an iron pin and cap set
- 4) North 69° 47 minutes 59 seconds East a distance of 90.68 ft. to an iron pin and cap set
- 5) South 89° 37 minutes 23 seconds East, passing an iron pin and cap set at 183.20 ft., a total distance of 257.42 ft. to a mag nail set in the centerline of said State Route 665

Thence, with the centerline of said State Route 665, South 73° 15 minutes 11 seconds East a distance of 200.00 ft. returning to the point beginning containing **3.9474 Acres** more or less.

With the benefit of the following two described 30 ft. drainage easement, said drainage easement are tangent to and 15 ft. left and right of the following described centerlines:

Easement one:

Beginning at a point in the north line of the hereinabove described 3.9474 acre tract, said point bears North 89° 37 minutes 23 seconds West a distance of 156.51 ft. from a mag nail set in the centerline of said State Route 665 and the northeast corner of said 3.9474 acre tract;

Thence, North 21° 24 minutes 26 seconds East a distance of 44.26 feet to a point in the centerline of said State Route 665 and the north line of said 25.437 acre tract and the northern terminus of said 30 ft. drainage easement;

Easement two:

Being part of a 40.4749 acre tract conveyed to Albert Wayne Hines by Official Record 93 page 144, the centerline of which is described as follows:

Beginning at a point in the centerline of State Route 665, said point bears North 21° 24 minutes 26 seconds East a distance of 44.26 feet and North 89° 37 minutes 23 seconds West a distance of 156.51 ft. from a mag nail set at the northeast corner of the hereinabove described 3.9474 acre tract and in the centerline of said State Route 665;

Thence, across said 40.4749 acre tract the following 4 new courses:

- 1) North 21° 24 minutes 26 seconds East a distance of 24.64 ft.
- 2) North 61° 01 minutes 49 seconds East a distance of 137.12 ft.

- 3) North 52° 23 minutes 09 seconds East a distance of 171.57 feet
- 4) South 78° 50 minutes 19 seconds East a distance of 246.29 ft. to a point in the east line of said 40.4749 acre tract and the eastern terminus of said 30 ft. drainage easement.

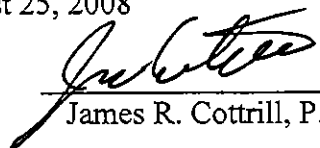
Both 30 ft. drainage easement or more clearly shown on plat accompanying this legal description.

Bearings are based on the southeast line of said Brown's 25.437 acre tract (South 64° 00 minutes West) as described in Official Record 219 page 362.

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 24, 2008 by James R. Cottrill registration #6858. (Job #S080306) revised August 25, 2008


James R. Cottrill, P.S.

