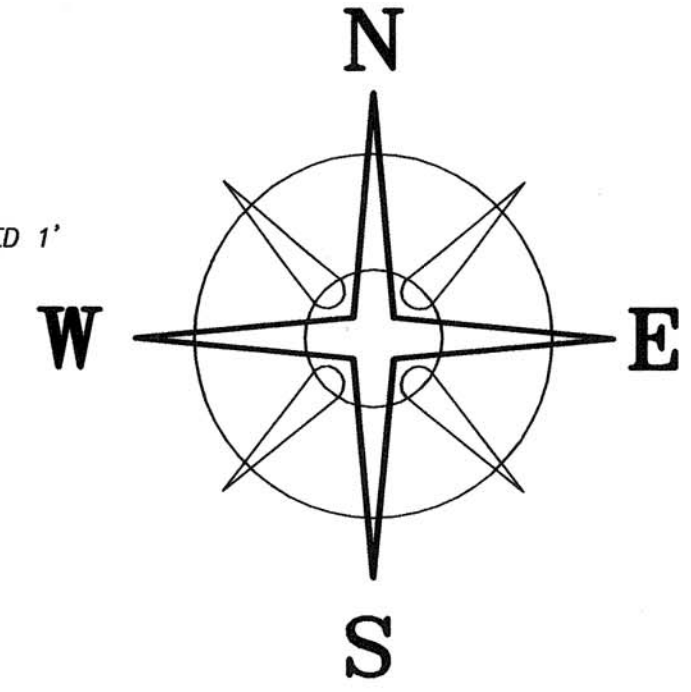


BEARINGS ARE BASED ON THE C OF ROSEDALE-PLAIN CITY ROAD
(S 56°25' W) AS DESCRIBED IN OR 256 PAGE 13.



DEED REFERENCE

**NANCY FLORENCE
KATHY J. FLORENCE
EMILY ROYSE GREEN
OR 256 P 13**

(A) 50 ACRES TRACT I
LOT 5

(B) 40 ACRES TRACT II
LOT 6

25.0010± ACRES

(B) 23.7382± ACRES

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2" IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ CENTERLINE MONUMENT BOX (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG NAIL (SET)
- ⊙ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (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

**25.0010± ACRES, VMS 3153,
PIKE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR NANCY FLORENCE.**

DATE DRAWN: 4/29/10	SCALE: 1" = 100'	CREW: MW
JOB #S100407	100' 50' 0 100'	DWN. BY: RC
F. B. # 42		CK. BY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 4/29/10

49-10

STATE ROUTE 38

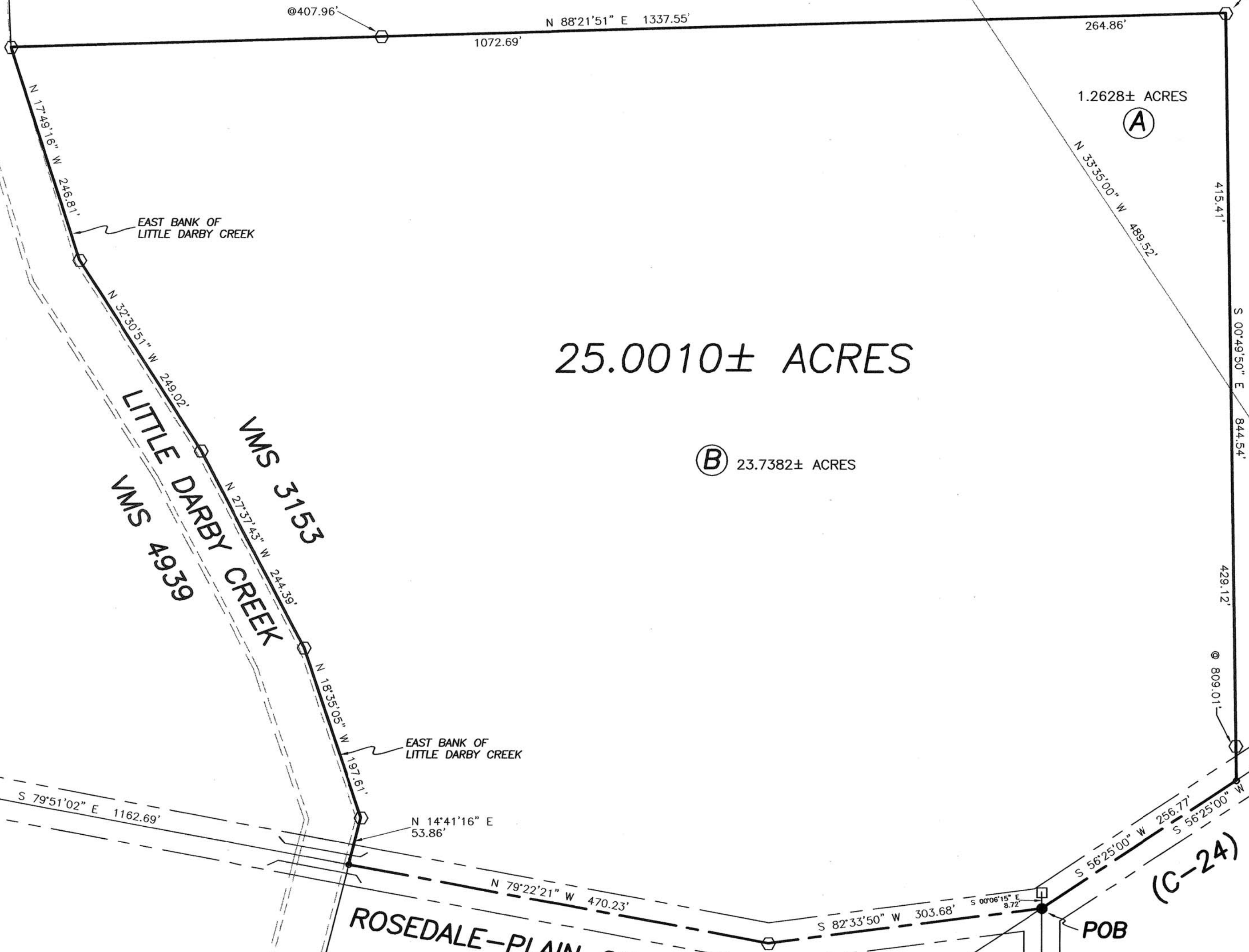
(60' R/W)

LITTLE DARBY CREEK
VMS 4939
VMS 3153

ROSEDALE-PLAIN CITY ROAD

VOGLESBURG ROAD
(C-123)

(C-24) (45' R/W)



25.0010 Acre Tract
Surveyed for Nancy Florence

The following described 25.0010 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 3153, being part of a 50 acre tract (Tract I, Lot 5) and a 40 acre tract (Tract II, Lot 6) both tracts conveyed to Nancy Florence, Kathy J. Florence, and Emily Royse Green by Official Record 256 page 13, and being more particularly described as follows:

Beginning at a railroad spike set at the centerline intersection of Rosedale-Plain City Road (County Road 24)(45 ft. right-of-way) with the centerline of Voglesburg (County Road 123) Road, said railroad spike bears South 56° 25 minutes 00 seconds West a distance of 488.93 ft. from the southern corner common to said 40 and 50 acre tracts, said spike also bears South 00° 06 minutes 15 seconds East a distance of 8.72 ft. from a 1/2 inch iron pin found ;

Thence, with the centerline of said Rosedale-Plain City Road and across said 40 acre tract the following 2 new courses:

- 1) South 82° 33 minutes 50 seconds West a distance of 303.68 ft. to an iron pin and cap set
- 2) North 79° 22 minutes 21 seconds West a distance of 470.23 ft. to a mag nail set near the east end of a bridge over said Little Darby Creek in the east bank of said creek;

Thence, with the east bank of said creek the following 5 courses:

- 1) North 14° 41 minutes 16 seconds East a distance of 53.86 ft. to an iron pin and cap set
- 2) North 18° 35 minutes 05 seconds West a distance of 197.61 ft. to an iron pin and cap set
- 3) North 27° 37 minutes 43 seconds West a distance of 244.39 ft. to an iron pin and cap set
- 4) North 32° 30 minutes 51 seconds West a distance of 249.02 ft. to an iron pin and cap set
- 5) North 17° 49 minutes 16 seconds West a distance of 246.81 ft. to an iron pin and cap set

Thence, across said 40 and 50 acre tracts, the following two new courses:

- 1) North 88° 21 minutes 51 seconds East, passing an iron pin and cap set at edge of woods at 407.96 ft., also passing the line between said 40 and 50 acre tracts at 1072.69 ft., a total distance of 1337.55 ft. to an iron pin and cap set (buried 1 ft.)
- 2) South 00° 49 minutes 50 seconds East, passing the line between said 40 and 50 acre tracts at 415.41 ft., also passing an iron pin and cap set at 809.01 ft., a total distance of 844.54 ft. to a mag nail set in the centerline of said Rosedale-Plain City Road;

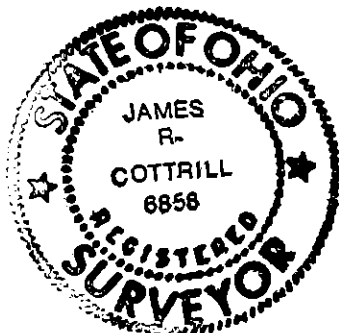
Thence, with the centerline of said Rosedale-Plain City Road, South 56° 25 minutes 00 seconds West a distance of 256.77 ft. returning to the point beginning containing **25.0010 Acres** more or less of which 1.2628 acres more or less is part of said 50 acre tract and 23.7382 acres more or less is part of said 40 acre tract.

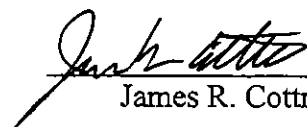
Bearings are based on the centerline of Rosedale-Plain City Road (South 56° 25 minutes West) as described in Official Record 256 page 13.

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 April 27, 2010 by James R. Cottrill registration #6858. (Job #S100407)




James R. Cottrill,