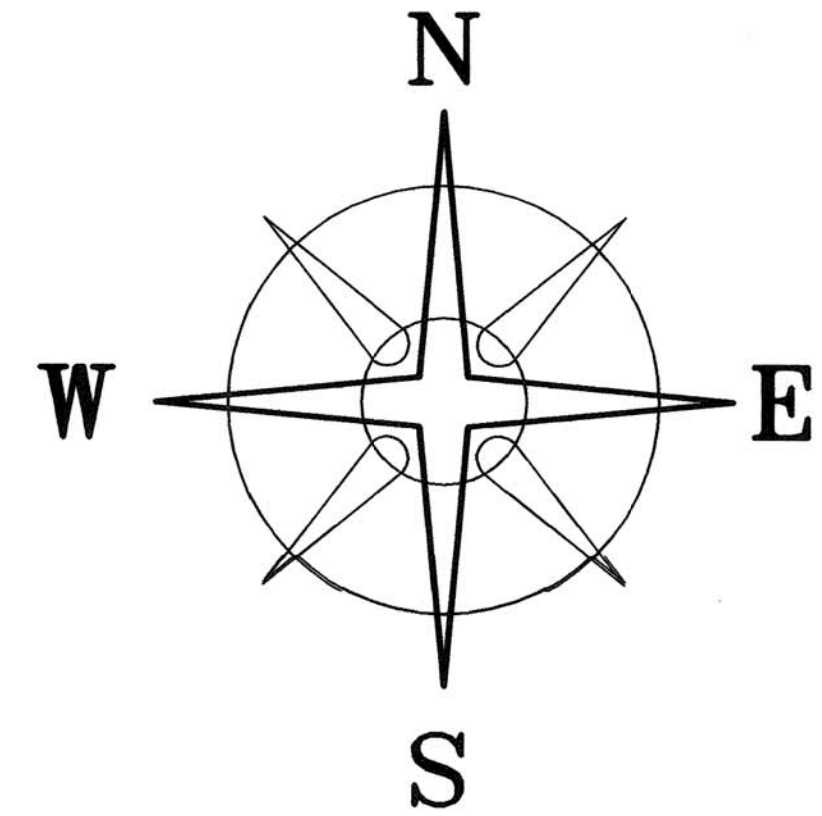


BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/22/10 W.G.S. 1984 GEODETIC NORTH.



NOTE

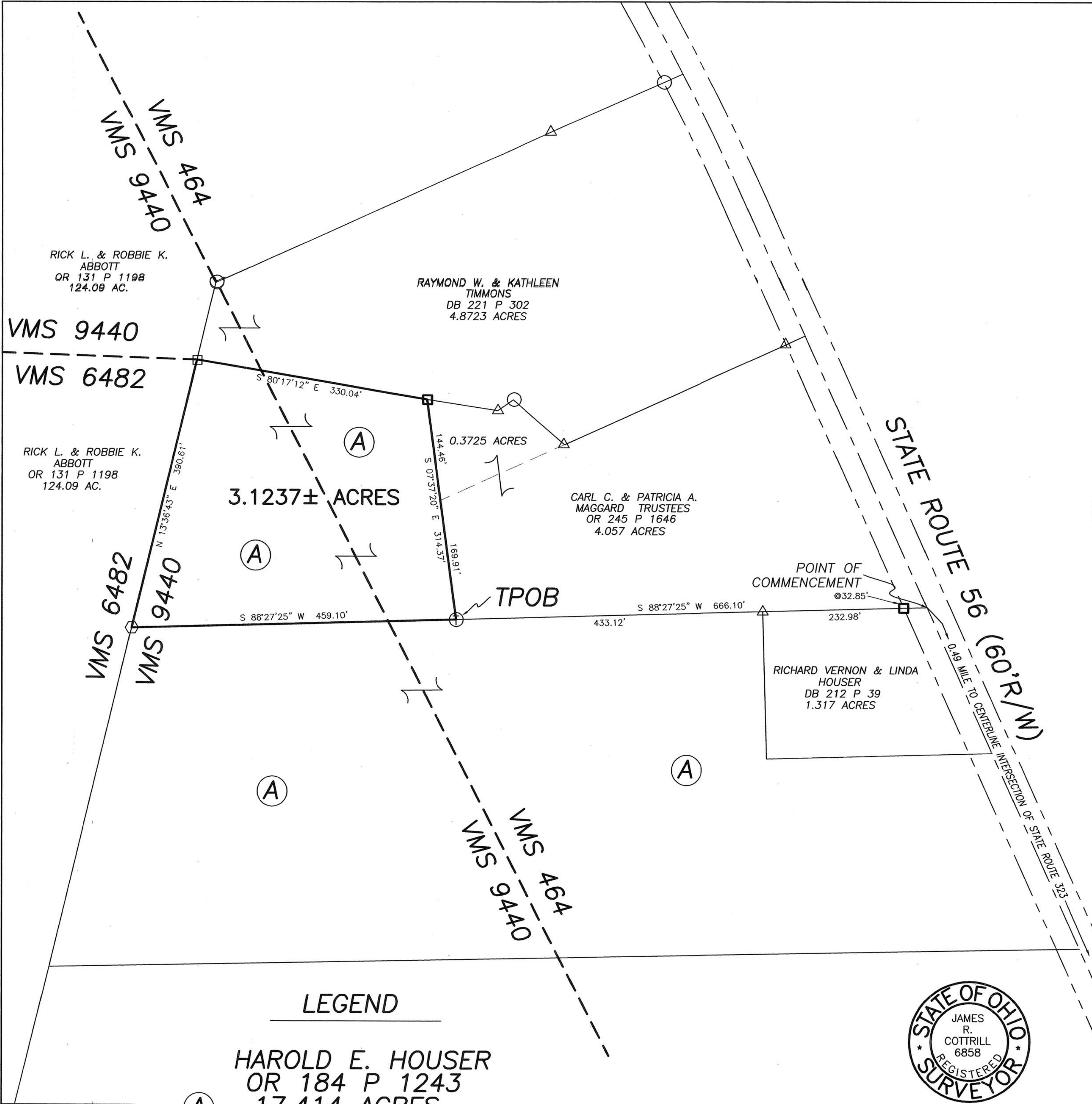
3.1237± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO MAGGARD'S 4.057 ACRE TRACT.

LEGEND

- 3/4" Ø IRON PIPE (FOUND)
- △ 1/2" Ø IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" REBAR NEAR A HEADWALL (FOUND)
- 1/4" Ø IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

VMS LINES ARE MEASURED FROM GIS MAP.



50-10

LEGEND
 HAROLD E. HOUSER
 OR 184 P 1243
 17.414 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 7/29/10

COTTRILL SURVEYING, L.L.C.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
3.1237± ACRES, VMS 464 & 9440, PLEASANT TOWNSHIP, MADISON COUNTY, OHIO. SURVEYED FOR CARL MAGGARD.

DATE DRAWN: 6/23/10	SCALE: 1" = 100'	CREW: MW
JOB # S100605	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

3.1237 Acre Tract
Surveyed for Carl Maggard

The following described 3.1237 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464 and 9440, being part of a 17.414 acre tract conveyed to Harold E. Houser by Official Record 184 page 1243, and being more particularly described as follows:

Commencing at a point in the centerline of State Route 56 (60 ft. right-of-way) said point being the southeast corner of a 4.057 acre tract conveyed to Carl C. and Patricia A. Maggard, Trustees by Official Record 245 page 1646, and the northeast corner of a 1.317 acre tract conveyed to Richard Vernon and Linda Houser by Deed Book 212 page 39;

Thence, with the south line of said 4.057 acre tract, South 88° 27 minutes 25 seconds West, passing a 1/4 inch diameter iron pin found at 32.85 ft., also passing a 1/2 inch diameter iron pipe found at the northwest corner of said 1.317 acre tract and corner to said 17.414 acre tract at 232.98 ft., a total distance of 666.10 ft. to a 3/4 inch tee bar and cap found at the south west corner of said 4.057 acre tract and **The True Point Beginning**;

Thence, with a new line across said 17.414 acre tract, South 88° 27 minutes 25 seconds West a distance of 459.10 ft. to an iron pin and cap set in the east line of a 124.09 acre tract conveyed to Rick L. and Robbie K. Abbott by Official Record 131 page 1198, also in the line between VMS 9440 and 6482 ;

Thence, with the east line of said 124.09 acre tract and said VMS line, North 13° 36 minutes 43 seconds East a distance of 390.61 ft. to a 5/8 inch diameter rebar found (near a concrete headwall) at the northeast corner of said VMS 6482 and the southwest corner of a 4.8723 acre tract conveyed to Raymond W. and Kathleen Timmons Deed Book 221 page 302, said rebar is also at the northwest corner of said 17.414 acre tract;

Thence, with the south line of said 4.873 acre tract, South 80° 17 minutes 12 seconds East a distance of 330.04 ft. to a 1/4 inch diameter iron pin found at the northwest corner of a 0.3725 acre tract also conveyed to Carl C. and Patricia A. Maggard, Trustees by Official Record 245 page 1646;

Thence, with the west line of said 0.3725 and said 4.057 acre tract, South 07° 37 minutes 20 seconds East, passing the west corner common to said tracts at 144.46 ft., a total distance of 314.37 ft. returning to **The True Point Beginning** containing **3.1237 Acres** more or less.

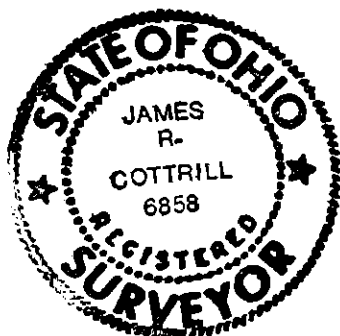
The hereinabove described 3.1237 acre tract is to become part of and contingent to Maggard's 4.057 acre tract.

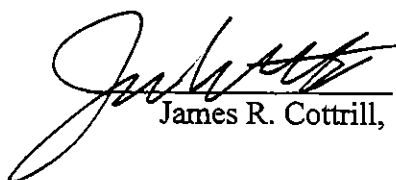
Bearings are based on a GPS observation on 6/22/10 W. G. S. 1984 geodetic North.

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 June 23, 2010 by James R. Cottrill registration #6858. (Job #S100605)




James R. Cottrill,