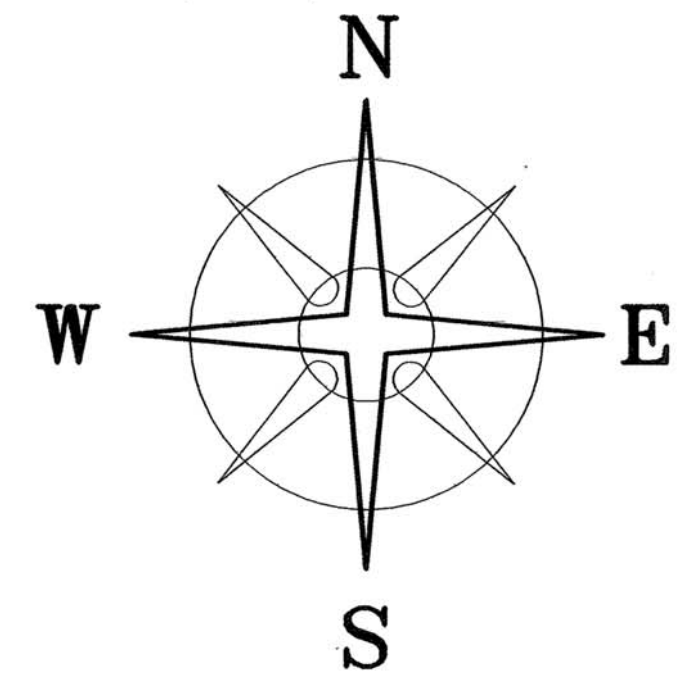


BEARINGS BASED ON THE EAST LINE OF MILLER'S LANEWAY TO THE 43.7579 ACRE TRACT (S01'55'08"E) AS DESCRIBED IN OR 232 P 1935.



NOTE

JOHN CIRCLE SURVEYED 109.4187 ACRE TRACT TO THE SOUTH R/W LINE OF US 40 AS RECORDED IN OR 107 P 261 INSTEAD OF THE SOUTH LINE OF THE CL & S RAILROAD AS DESCRIBED IN DB 143 P 587, TRACTS C & D. THIS SURVEY CORRECTS THAT. 1 AND 6.1568 ACRE TRACTS ALSO ARE SURVEYED TO SOUTH R/W LINE OF US 40 INSTEAD OF THE SOUTH LINE OF THE CL & S RAILROAD AS DESCRIBED IN OR 253 P 2297, 41 ACRE TRACT. THIS SURVEY CORRECTS THAT.

LEGEND

- 1/2" IRON PIPE & YELLOW PLASTIC CAP STAMPED "BAKER S-5539" (FOUND)
- ⊙ 1" IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
- ⊙ CONCRETE R/W MONUMENT (FOUND)
- 1/2" IRON PIPE (FOUND)
- ⊙ 3/4" SOLID IRON PIN (FOUND)
- △ 1/2" SOLID IRON PIN (FOUND)
- RAIL ROAD SPIKE
- 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.

144.2653± ACRES

DEED REFERENCE

JOHN FREY, ET AL
OR 253 P 2297
34.8432 ACRES
OR 107 P 281
109.4187 ACRES

ODOT R/W PLANS
 MADISON COUNTY
 S.H. 1 SEC. D-2 (PT), C,B &
 WEST JEFFERSON (PT)
 SHEET 8 & 9/13
 1947
 MARY L JACKSON
 DB 143 P 587
 54 AC TRACT C
 57 AC TRACT D

LARRY S. SIDNER
 D.B. 280, P. 361
 135.48 AC.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 11/22/10

COTTRILL SURVEYING, L.L.C.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
144.2653, 0.2235, & 0.0751± ACRES, V.M.S. 12143, & 7876,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR FRED FREY

DATE DRAWN: 11/17/10	SCALE : 1" = 200' 200' 100' 0 200'	CREW: MW
JOB # S101104		DWN. BY: RC
DATE: 11/22/10		CK. BY:

62-10

KIRK K MILLER, ET AL
 OR 232 P 1935
 43.7579 ACRES

RALPH L. PARSONS II TRUSTEE
 D.B. 234, P. 205
 65 ACRES

DENNIS W & WINONA R
 TODD, JT LIVES
 OR 107 P 2137
 29.09 AC

34.1009± ACRES

110.1644± ACRES

LANE WAY TO 43.7579 AC TRACT BASES OF BEARINGS
 N 01'55'08" W 2644.84'

20' DRAINAGE EASEMENT

FREDRICK E. FREY, ET AL
 OR 108 P 156
 6.1568 ACRES

U.S. ROUTE 40
 (OLD) C.L. & S. RAIL ROAD R/W
 224.59'
0.0751± ACRES
 1 AC.

U.S. ROUTE 40
 (OLD) C.L. & S. RAIL ROAD R/W
 474.22'
0.2235± ACRES
 6.1568 ACRES

SEE DETAIL "B"
 N 87°10'19" E 473.88'
 S 00°29'05" E 575.48'
 S 87°48'29" W 231.04'
 S 86°52'28" W 231.78'
 N 87°10'19" E 473.88'
 N 01°35'07" W 573.77'
 S 01°35'07" E 595.36'

U.S. ROUTE 40
 (OLD) C.L. & S. RAIL ROAD R/W
 224.59'
0.0751± ACRES
 1 AC.

U.S. ROUTE 40
 (OLD) C.L. & S. RAIL ROAD R/W
 474.22'
0.2235± ACRES
 6.1568 ACRES

VMS 7876
VMS 12143

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 N 01'55'08" W 2644.84'

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 6.1568 ACRES

VMS 7876
VMS 12143

DENNIS W & WINONA R
 TODD, JT LIVES
 OR 107 P 2137
 29.09 AC

34.1009± ACRES

110.1644± ACRES

LANE WAY TO 43.7579 AC TRACT BASES OF BEARINGS
 N 01'55'08" W 2644.84'

20' DRAINAGE EASEMENT

FREDRICK E. FREY, ET AL
 OR 108 P 156
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 (OLD) C.L. & S. RAIL ROAD R/W
 224.59'
0.0751± ACRES
 1 AC.

U.S. ROUTE 40
 (OLD) C.L. & S. RAIL ROAD R/W
 474.22'
0.2235± ACRES
 6.1568 ACRES

VMS 7876
VMS 12143

0.0751 Acre Tract
Surveyed for Fred Frey

The following described 0.0751 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12143, and being part of a 109.4187 acre tract conveyed to John Frey, Et al by Official Record 107 page 281, and a more particularly described as follows:

Commencing at a point in the south line of an 11 acre tract conveyed to the State of Ohio by Deed Book 130 page 103 (formerly the south line of the old C. L. and S. railroad right-of-way) said point is the northeast corner of said 109.4187 acre tract and the northwest corner of a 29.09 acre tract conveyed to Dennis W. and Winona R. Todd by Official Record 107 page 2137, said point is 75 ft. right of the centerline of the westbound lane of US 40 station 225+ 33 as shown on the ODOT right-of-way plans Madison County, S.H.1 SEC. D-2 (PT), C, B & West Jefferson (PT), sheet 8 & 9 of 13, 1947;

Thence, with the south line of said 11 acre tract, South 87° 06 minutes 53 seconds West a distance of 224.59 ft. to an iron pin and cap set and **The True Point Beginning**;

Thence, with a new line across said 109.4187 acre tract, South 02° 52 minutes 38 seconds East a distance of 19.84 ft. to a 3/4 inch diameter solid iron pin found at the northeast corner of a 1 acre tract conveyed to Michael B. Smith by Official Record 176 page 201;

Thence, with the north line of said 1 acre tract, South 87° 07 minutes 22 seconds West a distance of 165.00 ft. to an iron pin and cap set;

Thence, with a new line across said 109.4187 acre tract, North 02° 52 minutes 38 seconds West a distance of 19.82 ft. to a point in the south line of said 11 acre tract;

Thence, with the south line of said 11 acre tract, North 87° 06 minutes 53 seconds East a distance of 165.00 ft. returning to **The True Point Beginning** containing **0.0751 Acres** more or less..

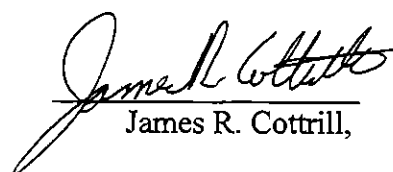
Bearings are based on the east line of Miller's laneway to said 43.7579 acre tract (South 01 degree 55 minutes 08 seconds East) as described in Official Record 232 page 1935.

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 November 17, 2010 by James R. Cottrill registration #6858. (Job #S101104B)




James R. Cottrill,

0.2235 Acre Tract
Surveyed for Fred Frey

The following described 0.2235 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12143, and being part of a 34.8432 acre tract conveyed to John Frey, Et al by Official Record 253 page 2297, and a more particularly described as follows:

Commencing at an iron pin and cap set in the south line of an 11 acre tract conveyed to the State of Ohio by Deed Book 130 page 103 (formerly the south line of the old C. L. and S. railroad right-of-way) said an iron pin and cap is the northwest corner of said 34.8432 acre tract and the north east corner of a laneway leading to a 43.7579 acre tract conveyed to Kirk K. Miller, Et al by Official Record 232 page 1935, said an iron pin and cap is 75 ft. right of the centerline of the westbound lane of US 40 station 198+ 79.12 as shown on the ODOT right-of-way plans Madison County, S.H.1 SEC. D-2 (PT), C, B & West Jefferson (PT), sheet 8 & 9 of 13, 1947;

Thence, with the south line of said 11 acre tract, North 87° 25 minutes 36 seconds East a distance of 433.19 ft. to **The True Point Beginning**;

Thence, continuing along the south line of said 11 acre tract, North 87° 25 minutes 36 seconds East a distance of 474.22 ft. to the northern corner common to said 34.8432 acre tract and a 109.4187 acre tract conveyed to John Frey, Et al by Official Record 107 page 281;

Thence, with the line between said 34.8432 and 109.4187 acre tracts, South 00° 29 minutes 05 seconds East a distance of 19.49 ft. to a 6 in. diameter concrete right-of-way monument found at the northeast corner of a 6.1568 acre tract conveyed to Frederick E. Frey, Et al by Official Record 108 page 156;

Thence, with the north line of said 6.1568 acre tract, South 87° 10 minutes 19 seconds West a distance of 473.88 ft. to a 1/2 inch diameter iron pin and yellow plastic cap stamped "Baker S-5539" found at the northwest corner of said 6.1568 acre tract;

Thence, with a new line across said 34.8432 acre tract, North 01 degree 35 minutes 07 seconds West a distance of 21.59 ft. returning to the point beginning containing **0.2235 Acres** more or less.

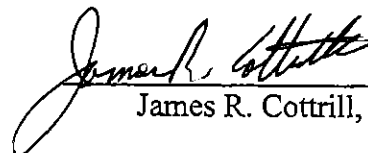
Bearings are based on the east line of Miller's laneway to said 43.7579 acre tract (South 01 degree 55 minutes 08 seconds East) as described in Official Record 232 page 1935.

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 November 17, 2010 by James R. Cottrill registration #6858. (Job #S101104A)




James R. Cottrill,

144.2653 Acre Tract
Surveyed for Fred Frey

The following described 144.2653 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12143 and 7876, and being part of a 34.8432 acre tract conveyed to John Frey, Et al by Official Record 253 page 2297 and part of a 109.4187 acre tract conveyed to John Frey, Et al by Official Record 107 page 281, and a more particularly described as follows:

Beginning at an iron pin and cap set in the south line of an 11 acre tract conveyed to the State of Ohio by Deed Book 130 page 103 (formerly the south line of the old C. L. and S. railroad right-of-way) said an iron pin and cap is the northwest corner of said 34.8432 acre tract and the north east corner of a laneway leading to a 43.7579 acre tract conveyed to Kirk K. Miller, Et al by Official Record 232 page 1935, said an iron pin and cap is 75 ft. right of the centerline of the westbound lane of US 40 station 198+ 79.12 as shown on the ODOT right-of-way plans Madison County, S.H.1 SEC. D-2 (PT), C, B & West Jefferson (PT), sheet 8 & 9 of 13, 1947;

Thence, with the south line of said 11 acre tract, North $87^{\circ} 25$ minutes 36 seconds East a distance of 433.19 ft.;

Thence, with a new line across said 34.8432 acre tract, South 01 degree 35 minutes 07 seconds East, passing a 1/2 inch diameter iron pipe and yellow plastic cap stamped "Baker S-5539" found at the northwest corner of a 6.1568 acre tract conveyed to Frederick E. Frey, Et al by Official Record 108 page 156 at 21.59 ft. and continuing along the west line of said tract a total distance of 595.36 ft. to an iron pipe found;

Thence, with said 6.1568 acre tract the following 3 courses:

- 1) North $86^{\circ} 52$ minutes 28 seconds East a distance of 231.78 ft. to an iron pipe found;
- 2) North $87^{\circ} 48$ minutes 29 seconds East a distance of 231.04 ft. to a 1/2 inch diameter iron pin found
- 3) North $00^{\circ} 29$ minutes 05 seconds West, passing a 6 in. diameter concrete right-of-way monument (top broken) found at the northeast corner of said 6.1568 acre tract at 575.48 ft., and continuing along the line between said 34.8432 and 109.4187 acre tracts a total distance of 594.97 ft. to a point in the south line of said 11 acre tract;

Thence, along the south line of said 11 acre tract the following 2 courses:

- 1) North $87^{\circ} 25$ minutes 36 seconds East a distance of 282.50 ft.
- 2) North $87^{\circ} 06$ minutes 53 seconds East a distance of 1073.93 ft.

Thence, with a new line across said 109.4187 acre tract, South $02^{\circ} 52$ minutes 38 seconds East, passing an iron pin and cap set in the south right-of-way line of US 40 and the northwest corner of a 1 acre tract conveyed to Michael B. Smith by Official Record 176 page 201 at 19.82 ft., and continuing along the west side of said 1 acre tract a total distance of 283.82 ft. to an iron pin and cap set;

Thence, with said 1 acre tract the following 2 courses:

- 1) North $87^{\circ} 07$ minutes 22 seconds East a distance of 165.00 ft. to an iron pin and cap set
- 2) North $02^{\circ} 52$ minutes 38 seconds West, passing a 3/4 inch diameter solid iron pin found at the northeast corner of said 1 acre tract at 264.00 ft., and continuing with a new line across said 109.4187 acre tract a total distance of 283.84 ft. to a point in the south line of said 11 acre tract;

Thence, with the south line of said 11 acre tract, North $87^{\circ} 06$ minutes 53 seconds East a distance of 224.59 ft. to the northwest corner of a 29.09 acre tract conveyed to Dennis W. and Winona R. Todd by Official Record 107 page 2137;

Thence, with the west line of said 29.09 acre tract, South $00^{\circ} 53$ minutes 03 seconds East, passing a 3/4 inch diameter solid iron pin found at 19.29 ft., a total distance of 2574.23 ft. to an iron pin and cap set in the north line of a 135.48 acre tract conveyed to Larry S. Sidner by Deed Book 280 page 361;

Thence, with said 135.48 acre tract the following 2 courses:

- 1) North 85° 16 minutes 47 seconds West a distance of 1763.08 ft. to a 1" diameter iron pipe and yellow plastic cap stamped "RET 6552" found
- 2) South 02° 44 minutes 03 seconds West a distance of 277.75 ft. to a 1/2 inch diameter iron pipe found at the northeast corner of said Miller's 43.7579 acre tract;

Thence, with said 43.7579 acre tract the following 2 courses:

- 1) South 85° 35 minutes 06 seconds West, passing the southern corner common to said 34.8432 and 109.4187 acre tracts at 388.55 ft., a total distance of 833.67 ft. to an iron pin and cap previously set
- 2) North 01 degree 55 minutes 08 seconds West, passing a 6 in. diameter concrete right-of-way monument found at 2619.84 ft., a total distance of 2644.84 ft. returning to the point beginning containing **144.2653 Acres** more or less, of which 34.1009 acres more or less is part of said 34.8432 acre tract and 110.1644 acres more or less is part of said 109.4187 acre tract.

Subject to a 20 ft. Drainage Easement 235.00 ft. long as shown on plat accompany this legal description.

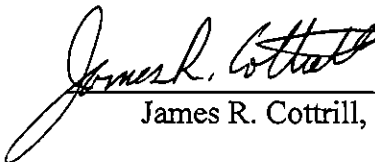
Bearings are based on the east line of Miller's laneway to said 43.7579 acre tract (South 01 degree 55 minutes 08 seconds East) as described in Official Record 232 page 1935.

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 November 17, 2010 by James R. Cottrill registration #6858. (Job #S101104)




James R. Cottrill,