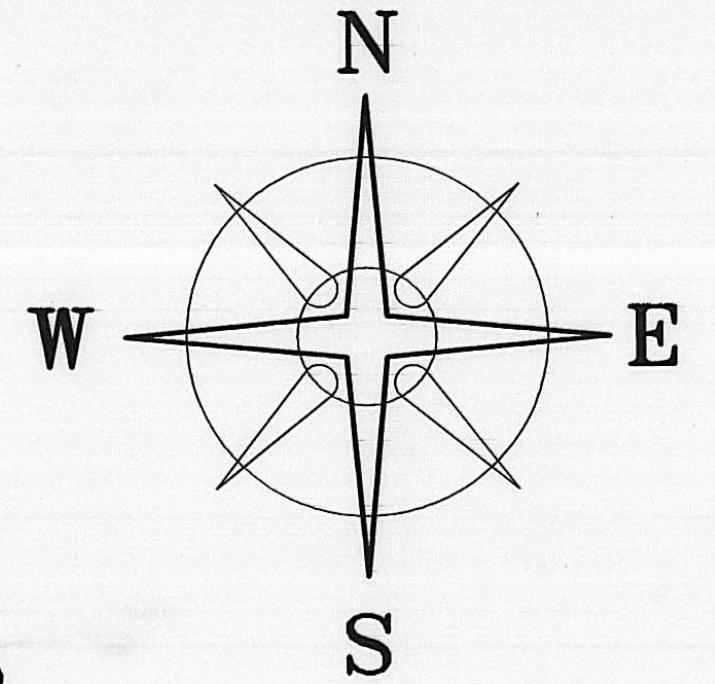


STATE ROUTE 665

BEARINGS ARE BASED ON THE C OF GLADE RUN ROAD (N 23°06' W) AS DESCRIBED IN VOL. 287 PAGE 787



LISA B REYNOLDS, TRUSTEE  
OR 251 P 714  
27.7519 AC.

S & G SILVER FAMILY LLC  
OR 249 P 1742  
365.974 AC.

KNISELY ASSOCIATES LTD  
OR 79 P 373  
101.471 AC.

VMS 6029/6302  
VMS 3844

(B) 50.8200± ACRES

NED J SPEASMAKER  
OR 132 P 786  
74.521 AC.

DEED REFERENCE  
DOROTHY H. GANTZ  
VOL. 287 PAGE 787

- (A) 167.75 ACRES (FIRST TRACT)
- (B) 51 ACRES (SECOND TRACT)

210.6879± ACRES

N 66°45'59" E  
42.31'

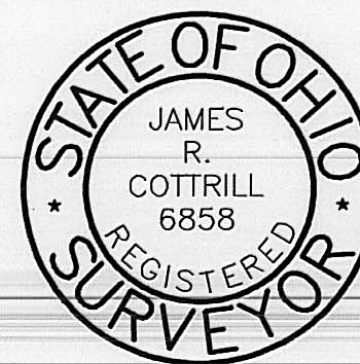
(A) 159.8679± ACRES

MARK & RHONDA R  
MONTROSE  
DB 276 P 533  
21.032 AC.

MARK & RHONDA R  
MONTROSE  
DB 276 P 533  
23.450 AC.

JAMES & JUDY RHANOR  
DB 282 P 796  
30 AC.

GEYER MERRILL & MARIETTA R  
DB 161 P 670  
105.5 AC.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 12/03/10

- LEGEND**
- 1" Ø IRON PIPE (FOUND)
  - 1" Ø IRON PIN (FOUND)
  - ⊠ MONUMENT BOX (FOUND)
  - △ NAIL IN TOP OF 10" Ø WOOD FENCE POST (FOUND)
  - RAIL ROAD SPIKE (PREVIOUSLY SET)
  - ▲ CORNER STONE (FOUND)
  - MAG NAIL (SET)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - WOVEN WIRE FENCE ON OR NEAR LINE TYP.
- 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

**210.6879± ACRES, V.M.S. 3844,  
UNION TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO.  
SURVEYED FOR KAREN GEYER**

DATE DRAWN: 11/22/10	SCALE: 1" = 300'	CREW: MW
JOB # 101106	300' 150' 0 300'	DWN. BY: RC
P.B. #		CK. BY:



210.6879 Acre Tract  
Surveyed for Karen Geyer

The following described 210.6879 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 3844, and being all the remains of the original 167.75 acre tract (First Tract) and all of a 51 acre tract (Second Tract), both tracts conveyed to Dorothy H. Gantz by Deed Book 287 page 787, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Glade Run Road (40 ft. right-of-way)(County Road 70), in the line between VMS 3844 and 5046, southeast corner of said 167.75 original acre tract, and the north east corner of a 105.5 acre tract conveyed to Merrill and Marietta R. Geyer by Deed Book 161 page 670, said mag nail bears South 23° 06 minutes 00 seconds East a distance of 1661.61 ft. and South 23° 07 minutes 10 seconds East a distance a 1275.83 ft. from a centerline right-of-way monument found at the centerline intersection of said Glade Run Road with the centerline of State Route 665;

Thence, with the north line of said 105.5 acre tract, South 67° 30 minutes 51 seconds West, passing an iron pin and cap set at 33.99 ft., a total distance of 4386.89 ft. to a cornerstone found in the east line of a 30 acre tract conveyed to James and Judy Rhanor by Deed Book 282 page 796;

Thence, with the east line of said 30 acre tract, North 24° 55 minutes 46 seconds West a distance of 232.97 ft. to 1 inch diameter iron pipe found at the southeast corner of a 23.450 acre tract conveyed to Mark and Rhonda R. Montrose by Deed Book 276 page 533;

Thence, with the east line of said 23.450 acre tract and a 21.032 acre tract also conveyed to Mark and Rhonda R. Montrose by Deed Book 276 page 533, North 24° 49 minutes 56 seconds West, passing the southeast corner of said 21.032 acre tract at 713.13 ft., a total distance of 1420.82 ft. to a 1 in. diameter iron pipe found in the south line of a 74.521 acre tract conveyed to Ned J. Speasmaker by Official Record 132 page 786;

Thence, with said 74.521 acre tract the following 2 courses:

- 1) North 66° 45 minutes 59 seconds East a distance of 42.31 ft. to a cornerstone found
- 2) North 23° 19 minutes 11 seconds West a distance of 1523.83 ft. to a cornerstone found corner to a 365.974 acre tract conveyed to S. and G. Silver Family, LLC by Official Record 249 page 1742;

Thence, with the southeast line of said 365.974 acre tract, North 67° 04 minutes 16 seconds East a distance a 1229.59 ft. to a nail found in top of a wooden fence post found at the southwest corner of a 27.7519 acre tract conveyed to Lisa B. Reynolds, Trustee by Official Record 251 page 714;

Thence, with the southeast line of said 27.7519 acre tract, North 67° 12 minutes 30 seconds East a distance of 278.18 ft. to an iron pin and cap set at the northwest corner of a 101.471 acre tract conveyed to Knisely Associates, L.T.D. by Official Record 79 page 373;

Thence, with said 101.471 acre tract the following 2 courses:

- 1) South 19° 28 minutes 22 seconds East a distance a 1517.72 ft. to a 1 in. diameter solid iron pin found
- 2) North 67° 42 minutes 54 seconds East a distance of 2530.18 ft. to an iron pin and cap previously set at the northwest corner of a 6.4061 acre tract conveyed to Thomas and Karen Geyer by Official Record 192 page 1545;

Thence, with said 6.4061 acre tract the following 2 courses:

- 1) South 22° 25 minutes 01 seconds East a distance of 611.73 ft. to an iron pin and cap previously set
- 2) North 65° 38 minutes 25 seconds East a distance of 166.31 ft. to an iron pin and cap previously set at the northwest corner of a 2.4099 acre tract conveyed to Edward S. Jr. and Kimberly S. Legault by Official Record 197 page 987;

Thence, with said 2.4099 acre tract the following 2 courses:

- 1) South 23° 06 minutes 00 seconds East a distance of 350.00 ft. to an iron pin and cap previously set
- 2) North 65° 38 minutes 25 seconds East, passing an iron pin and cap previously set at 280.00 ft., a total distance of 300.00 ft. to a railroad spike previously set in the centerline of said Glade Run Road;

Thence, with the centerline of said Glade Run Road, South 23° 06 minutes 00 seconds East a distance of 716.70 ft. returning to the point beginning containing **210.6879 Acres** more or less of which 159.8679 acres more or less is all the remains of said 167.75 original acre tract and 50.8200 acres more or less is all of said 51 acre tract.

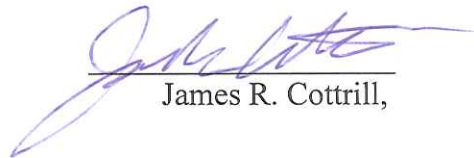
Bearings are based on the centerline of Glade run Road (North 23° 06 minutes West) as described in Deed Book 287 page 787.

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 22, 2010 by James R. Cottrill registration #6858. (Job #S101106)



  
James R. Cottrill,