

14.5431 Acre Tract
Surveyed for John Green

The following described 14.5431 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being part of a 20.0206 acre tract conveyed to John W. and Loretta A. Green by Official Record 206 page 773, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 38 (60 ft. right-of-way) said point is at the northwest corner of said 20.0206 acre tract and the southwest corner of a 20.0095 acre tract conveyed to Raymond E. and Lois Toops by Official Record 256 page 2512, said point is also South 19° 31 minutes 29 seconds West a distance of 429.71 ft. and the South 9° 35 minutes 39 seconds West a distance of 533.32 ft. from the centerline intersection of said State Route 38 with the centerline of Old Xenia Road;

Thence, with the south line of said 20.0095 acre tract, South 82° 31 minutes 39 seconds East, passing an iron pin and cap set previously at 30.00 ft., a total distance of 1448.16 ft. to an iron pin and cap previously set in the west line of a 20.0101 acre tract conveyed to Tami Sue Ackley by Official Record 152 page 2509;

Thence, with the west line of said 20.0101 acre tract, South 04° 15 minutes 00 seconds West a distance of 587.48 ft. to an iron pin and cap previously set in the north line of a 20.0096 acre tract conveyed to Steven J. Drerup by Official Record 139 page 2700;

Thence, with the north line of said 20.0096 acre tract, North 82° 31 minutes 39 seconds West a distance of 723.57 ft. to an iron pin and cap set;

Thence, across said 20.0206 acre tract the following 3 new courses:

- 1) North 07° 44 minutes 33 seconds East a distance of 297.04 ft. to an iron pin and cap set
- 2) North 79° 54 minutes 11 seconds West a distance of 308.54 ft. to an iron pin and cap set
- 3) North 83° 16 minutes 57 seconds West, passing an iron pin and cap set at 443.85 ft., a total distance of 480.95 ft. to a point in the centerline of said State Route 38

Thence, with the centerline of said State Route 38, the following two courses:

- 1) North 03° 44 minutes 06 seconds East a distance of 107.97 ft.
- 2) North 19° 31 minutes 29 seconds East a distance of 177.91 ft. returning to the point beginning containing **14.5431 Acres** more or less.

Subject to and with the benefit of a 20 ft. Drainage Easement as shown on plat accompanying this legal description and recorded in Official Record 206 page 773.

Also subject to and with the benefit of a new 20 ft. Drainage Easement, 20 ft. north of the southernmost line of the hereinabove described 14.5431 acre tract and more clearly shown on plat accompanying this legal description.

Bearings are based on the centerline of State Route 38 (North 03° 44 minutes 06 seconds East) as described in Official Record 206 page 773.

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 September 12, 2011 by James R. Cottrill registration #6858. (Job #S110904)

5.4776 Acre Tract
Surveyed for John Green

The following described 5.4776 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being part of a 20.0206 acre tract conveyed to John W. and Loretta A. Green by Official Record 206 page 773, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 38 (60 ft. right-of-way) said point is at the southwest corner of said 20.0206 acre tract and the northwest corner of a 20.0096 acre tract conveyed to Steven J. Drerup by Official Record 139 page 2700, said point is also South 03° 44 minutes 06 seconds West a distance of 413.44 ft., South 19° 31 minutes 29 seconds West a distance of 607.62 ft., and the South 9° 35 minutes 39 seconds West a distance of 533.32 ft. from the centerline intersection of said State Route 38 with the centerline of Old Xenia Road:

Thence, with the centerline of said State Route 38, North 03° 44 minutes 06 seconds East a distance of 305.47 ft. to a point in said centerline;

Thence, across said 20.0206 acre tract the following 3 new courses:

- 1) South 83° 16 minutes 57 seconds East, passing an iron pin and cap set at 37.10 ft., a total distance of 480.95 ft. to an iron pin and cap set
- 2) South 79° 54 minutes 11 seconds East a distance of 308.54 ft. to an iron pin and cap set
- 3) South 07° 44 minutes 33 seconds West a distance of 297.04 ft. to an iron pin and cap set in the north line of said 20.0096 acre tract;

Thence, with the north line of said 20.0096 acre tract, North 82° 31 minutes 39 seconds West, passing an iron pin and cap previously set at 737.81 ft., a total distance of 767.81 ft. returning to the point beginning containing 5.4776 Acres more or less.

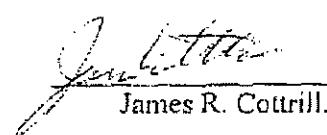
With the benefit of a new 20 ft. Drainage Easement, said drainage easement is tangent to and 20 ft. North the south line of what remains of said 20.0206 acre tract and extends from the southwest corner of said 5.4776 acre tract to the southwest corner of said 20.0206 acre tract and more clearly shown on plat accompanying this legal description.

Bearings are based on the centerline of State Route 38 (North 03° 44 minutes 06 seconds East) as described in Official Record 206 page 773.

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 September 12, 2011 by James R. Cottrill registration #6858. (Job #S110904A)



James R. Cottrill.

