

290.7211± ACRES
 6.1852± ACRES (MADISON COUNTY)
 284.5359± ACRES (FRANKLIN COUNTY)

DEED REFERENCE
DOROTHY H. GANTZ
O.R. 17452 PAGE F-19

D B 260 P 439
 (MADISON CO.)
Ⓐ 26.12 AC.
 (FIRST TRACT)
Ⓑ 323.90 ORIGINAL ACRES
 (264.3462 ACRES TODATE)
 (SECOND TRACT)
 PI# 232-000044-00
 MAP # 232-0081A-001-00



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 12/3/10

LEGEND

- 1/2" IRON PIPE (FOUND)
 - 3/4" IRON PIPE (FOUND)
 - Ⓣ 3/4" IRON TEE BAR & CAP (FOUND)
 - 16" SQUARE CONCRETE FENCE POST (FOUND)
 - △ FRANKLIN COUNTY RECORD STONE (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - 4" METAL FENCE POST IN CONCRETE (FOUND)
 - MAG NAIL (SET) OVER TOP IRON PIN (FOUND)
 - 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
 - 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY 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

290.7211± ACRES, VMS 6285/13258, 8094, & 8423, PLEASANT TOWNSHIP IN FRANKLIN COUNTY, FAIRFIELD TOWNSHIP IN MADISON COUNTY, OHIO. SURVEYED FOR KAREN GEYER

DATE DRAWN: 11/30/10	SCALE : 1" = 400' 400' 200' 0 400'	CREW: MW
JOB # S101108		DWN. BY: MW
F. B. #		CK. BY: RE

290.7211 Acre Tract
Surveyed for Karen Geyer

The following described 290.7211 acre tract is situated in the State of Ohio, Pleasant Township in Franklin County, Fairfield Township in Madison County, VMS 6285/13258, 8094, and 8423, and being all of a 26.12 acre tract (First Tract) and all remains of the original 323.90 acre tract (Second Tract) (264.3462 acres to date) both tracts conveyed to Dorothy H. Gantz by Official Record 17452 page F-19 (Franklin County) and Deed Book 260 page 439 (Madison County), and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of State Route 665 (60 ft. right-of-way) said mag nail is at the northeast corner of said 264.3462 acre tract and the northwest corner of a 56.7149 acre tract conveyed to Mary E. Anderson by Volume 2258 page F-20;

Thence, with the west line of said 56.7149 acre tract, South 04° 45 minutes 00 seconds West, passing an iron pin and cap set at 28.36 ft., a total distance of 2293.54 ft. to an iron pin and cap set at the northwest corner of a 98.083 acre tract conveyed to Robert M. Roach, Et al by Instrument number 198801040050999;

Thence, with the west line of said 98.083 acre tract, South 04° 45 minutes 00 seconds West a distance of 1640.95 ft. to a 1/2 inch diameter iron pipe found in the north line of a 43.221 acre tract conveyed to James W. Easley by Instrument number 20091221018 3651;

Thence, with said 43.221 acre tract the following 2 courses:

- 1) North 86° 52 minutes 11 seconds West a distance of 740.16 ft. to a 4 in. metal fence post in concrete found
- 2) South 04° 30 minutes 04 seconds West a distance of 900.23 ft. to a 3/4 inch diameter iron pipe found at the northeast corner of a 49.387 acre tract conveyed to James W. Easley by Instrument number 200903160036529;

Thence, with the north line of said 49.387 acre tract, North 85° 49 minutes 51 seconds West a distance of 1188.35 ft. to a record cornerstone found at the northeast corner of a 40.916 acre tract conveyed to Autie Howard Jr. (Trustee) by Instrument number 201009290127565 in Franklin County and Deed Book 225 page 482 in Madison County;

Thence, with the north line of said 40.916 acre tract, North 85° 49 minutes 51 seconds West, passing the Franklin/Madison County line at 1003.36 ft., a total distance of all of 1180.18 ft. to an iron pin and cap set at the south east corner of a 104.785 acre tract conveyed to James J. and Mary E. Andrix Trustees by Official Record 213 page 762 and Madison County and Deed Book 2947 page 183 in Franklin County;

Thence, with the east line of said 104.785 acre tract, North 04° 24 minutes 46 seconds East, passing the Franklin/Madison County line at 1381.07 ft., a total distance of 2254.76 ft. to a 1/2 inch diameter iron pipe found at the northeast corner of said 104.785 acre tract;

Thence, with the north line of said 104.75 acre tract, South 88° 55 minutes 58 seconds West, passing the Franklin/Madison County line at 111.07 ft., a total distance of 281.77 ft. to a 16 in. square concrete fence post found corner to an 102.435 acre tract conveyed to Richard W. Witteman, Trustee by Official Record 198 page 1055 in Madison County and Instrument number 200503150047505 in Franklin County;

Thence, with said 102.435 acre tract the following 3 courses:

- 1) North 01 degree 27 minutes 17 seconds West a distance of 942.23 ft. to a 16 in. square concrete fence post found
- 2) South 78° 37 minutes 31 seconds East, passing the Madison/Franklin County line at 151.74 ft., a total distance of 1492.10 ft. to a 3/4 inch diameter iron pipe found

- 3) North 03 degree 05 minutes 30 seconds West a distance of 707.32 ft. to a 16 in. square concrete fence post found at the southeast corner of a 51.32 acre tract conveyed to Elfrede E. Farkas by Instrument number 200804180059174 in Franklin County;

Thence, with the east line of said 51.32 acre tract, North 03° 05 minutes 30 seconds West a distance of 524.82 ft. to an iron pin and cap set corner to a 63.792 acre tract conveyed to Ethel A. Sullivan by Deed Book 2960 page 490 (50%) and Instrument number 200806230096394 (50%);

Thence, with the south line of said 63.792 acre tract, North 74° 05 minutes 48 seconds East, passing an iron pin and cap previously set at the southwest corner of a 5.047 acre tract conveyed to William G. and Karen M. Hawkins by Instrument number 199707010036347 at 899.27 ft., a total distance of 1061.68 ft. to the southeast corner of said 5.047 acre tract;

Thence, with the east line of said 5.047 acre tract, North 05° 45 minutes 24 seconds East, passing iron pin and caps set at 5.00 ft. and 738.30 ft., a total distance of 766.80 ft. to a point in the centerline of said State Route 665;

Thence, with the centerline of said State Route 665, South 63° 23 minutes 36 seconds East a distance of 427.11 ft. to the northwest corner of a 1.8269 acre tract conveyed to Ruth and Larry Gillespie by Instrument number 200411170263142;

Thence, with said 1.8269 acre tract the following 3 courses:

- 1) South 20° 32 minutes 03 seconds West, passing an iron pin and cap set at 27.82 ft., a total distance of 329.04 ft. to an iron pin and cap previously set
- 2) South 68° 00 minutes 56 seconds East a distance of 254.31 ft. to an iron pin and cap previously set
- 3) North 18° 47 minutes 30 seconds East a distance of 89.15 feet to a 3/4 inch diameter iron pipe found at the southwest corner of a 0.506 acre tract conveyed to Lois Krack by Instrument number 200707170124627;

Thence, with the south line of said 0.506 acre tract, South 63° 21 minutes 52 seconds East, passing the southwest corner of a 0.506 acre tract also conveyed to Lois Krack by Instrument number 200707170124627 at 100.00 ft., a total distance of 200.00 ft. to an iron pin and cap set;

Thence, with the east line of said 0.506 acre tract, North 18° 47 minutes 17 seconds East, passing a 1/2 inch diameter iron pipe found at 192.21 ft., a total distance of 220.53 ft. to a point in the centerline of said State Route 665;

Thence, with the centerline of said State Route 665, South 63° 23 minutes 36 seconds East a distance of 396.84 ft. returning to the point beginning containing **290.7211 Acres** more or less, of which 26.2273 acres more or less is all of said 26.12 acre tract and 264.4938 acres more or less is all that remains of the original said 323.90 acre tract, also there are 6.1852 acres more or less in Madison County and 284.5359 acres more or less in Franklin County.

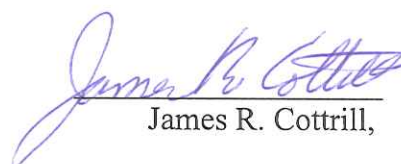
Bearings are based on east line of Gantz's 264.3462 acre tract (South 04° 45 minutes 00 seconds West) as described in Official Record 17452 page f-19 in Franklin County.

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 December 2, 2010 by James R. Cottrill registration #6858. (Job #S101108)




James R. Cottrill,