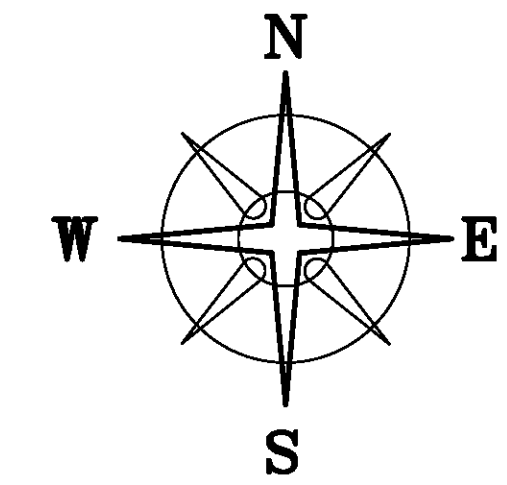


VMS 6824
VMS 7900

BEARINGS ARE BASED A GPS OBSERVATION ON 7/09/12
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
GERALD J. & DOROTHY
BETZ, TRUSTEES
OR 269 P 1629
Ⓐ 153.35 ACRES
TRACT 3



LEGEND

- 5" # METAL FENCE POST (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ CENTER LINE R/W MONUMENT (FOUND)
- 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.

JAMES R. MOATS, ET AL
DB 269 P 94
100 AC

30.0100± ACRES

MEASURED FROM GIS
VMS 7900
VMS 6824

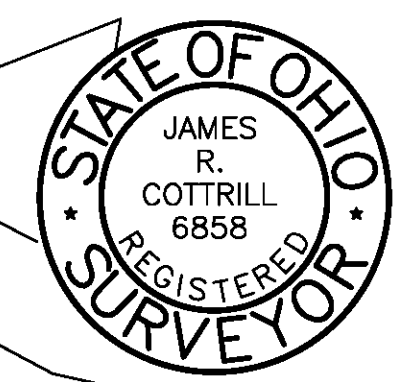
VMS 7900
STATE ROUTE 323
(50'R/W) VMS 6391

VMS 6391
VMS 6824

BETHEL ROAD (TWP RD 79)(50'R/W)

INTERSTATE 71

STATE ROUTE 323



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: _____

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

30.0100± ACRES, VMS 6824,
RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GERALD BETZ

DATE DRAWN:
07/09/12
JOB # S120612
F. B. #

SCALE : 1" = 200'
200' 100' 0 200'

CREW: MW
DWN. BY: RC
CK. BY:

The following described 30.0100 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, and being part of a 153.35 acre tract (Tract 3) conveyed to Gerald J. and Dorothy Betz, Trustees by Official Record 269 page 1629, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Bethel Road (Township Road 79)(50 ft. right-of-way) at the southeast corner of said 153.35 acre tract and the southwest corner of a 100 acre tract conveyed to James R. Moats Et al by Deed Book 269 page 94:

Thence, with the centerline of said Bethel Road, **North 89° 36 minutes 40 seconds West** a distance of **764.53 ft.** to an iron can and cap set in said centerline, from said mag nail a centerline monument at Station 18+00 (centerline State Route 323) bears South 49° 53 minutes 52 seconds West a distance of 134.06 feet;

Thence, across said 153.35 acre tract the following 2 new courses:

- 1) **North 01° 12 minutes 06 seconds West**, passing an iron can and cap set at 64.15 ft., a total distance of **1567.29 ft.** to an iron pin and cap set
- 2) **North 82° 09 minutes 19 seconds East** a distance of **850.23 feet** to an iron pin and cap set in the west line of said 100 acre tract;

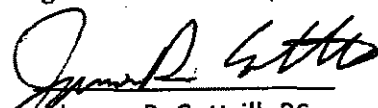
Thence, with the west line of said 100 acre tract **South 01° 31 minutes 23 seconds West**, passing a 5 inch diameter metal fence post found at 1662.02 ft., a total distance of **1688.78 ft.** returning to the point beginning containing **30.0100 Acres** more or less.

Bearings are based on a GPS observation on July 7, 2012, WGS 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 July 9, 2012 by James R. Cottrill registration #6858. (Job #S120612-30.0100AC)


James R. Cottrill, PS

