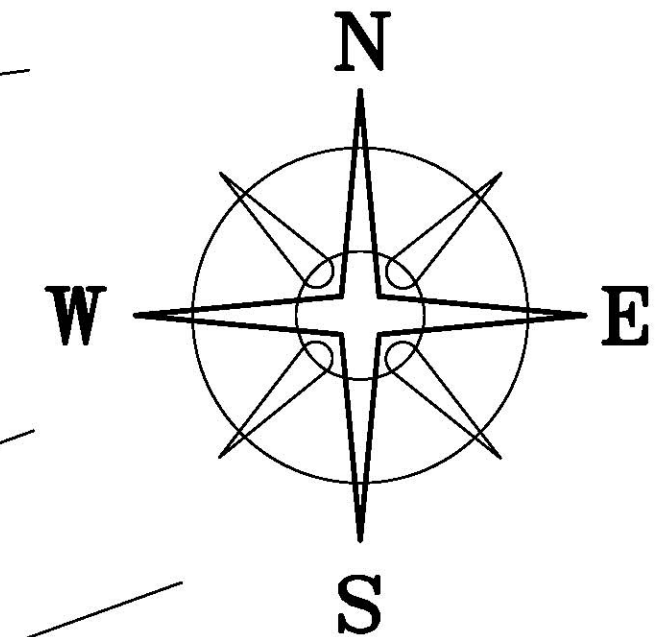


BEARINGS BASED ON THE C OF CUMBERLAND STREET
(N 82°30'E) AS DESCRIBED IN P.B. 1 PG. 9.



CUMBERLAND STREET (80') U.S. 40

STATE PLANE COORDINATES
NORTHING: 707029.79'
EASTING: 1715350.07'

HAROLD EDWARD FOLLROD
OR 168 P 998
0.7666 AC.
PARCEL 1

SHIRLEY A WITWER
OR 146 P 910
0.4207 AC.

0.2098 AC.

0.0867 AC.

DEED REFERENCE

JAMES E. HUNT
D.B. 296 PG. 706
14.057 ACRES

LAFAYETTE
PLAT BOOK 1 PG. 9

ODOT R/W PLANS
SH1 SEC-D 2(PT) C, B, &
WEST JEFFERSON
LOCATION PLAN
R/W PLAN SHEETS 1/13 & 2/13

LEGEND

- 1/2" IRON THIN WALL ELEC. CONDUIT (FOUND)
- 1/2" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- 1/2" DIA. SOLID IRON PIN (FOUND)
- 6" CONCRETE R/W MONUMENT (FOUND)
- RAIL ROAD SPIKE (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

NOTE

0.9433± ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO SAWYER HUNT PROPERTIES, INC.
8.6303 ACRE TRACT.

SAWYER HUNT PROPERTIES, INC.
D.B. 269 PG. 26
8.6303 AC.



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

DATE: 3/22/13

COTTRILL SURVEYING LLC.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

0.9433± ACRES, VMS 12142 & 7636,
DEERCREEK TOWNSHIP
MADISON COUNTY, OHIO.
SURVEYED FOR JAMES HUNT

DATE DRAWN:
3/19/13
JOB #S130305
F. B. #

SCALE: 1" = 50'
50' 25' 0' 50'

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

The following describe 0.9433 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 12142 and 7636, and being part of a 14.057 acre tract conveyed to James E Hunt by Deed Book 296 page 706, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the line between Deercreek Township and the village of Lafayette at the northwest corner of said 14.057 acre tract, northeast corner of a 0.4257 acre tract conveyed to James E Hunt by Official Record 277 page 1952, and the southern corner common to a 0.108 and 0.293 acre tracts conveyed to Harold Edward Follrod by Official Record 168 page 998, said iron pin and cap bears South 07° 30 min. 00 seconds East a distance of 169.99 feet from a 6 inch diameter concrete right-of-way monument found in the south right-of-way line of Cumberland Street and US 40, said right-of-way monument is 60 feet right of the centerline at station 10+66 and marks the east Corporation line of the village Lafayette;

Thence, with the south line of said 0.293 acre tract, **North 70° 11 min. 43 seconds East** a distance of **217.05 feet** to a 3/4 inch diameter iron pipe found at the west corner common to a 0.0867 and 0.2098 acre tracts both conveyed to Shirley A Witwer by Official Record 146 page 910, said pipe is also a corner to an 8.6303 acre tract conveyed to Sawyer Hunt Properties, Incorporated by Deed Book 269 page 26;

Thence, with said 8.6303 acre tract the following 3 courses:

- 1) **South 07° 10 min. 33 seconds East** a distance of **181.25 feet** to an iron pin and cap previously set (paved over)
- 2) **South 66° 28 min. 53 seconds West** a distance of **196.49 feet** to an iron pin and cap previously set
- 3) **South 02° 32 min. 56 seconds West** a distance of **100.74 feet** to an iron pin and cap set;

Thence, with a new line across said 14.057 acre tract, **South 82° 30 min. 59 seconds West** a distance of **4.60 feet** to an iron pin and cap previously set at the southeast corner of said Hunt's 0.4257 acre tract and the southeast corner of the former East Street (abandon);

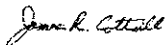
Thence, with the east line of said 0.4257 acre tract and said abandon East Street, **North 07° 30 min. 04 seconds West** a distance of **288.41 feet** returning to the point of beginning containing **0.9433 Acres** more or less.

Bearings are based on the centerline of Cumberland Street (U.S. 40) (North 82 ° 30 min. East) as described in Plat Book 1 page 9.

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 March 21, 2013 by James R. Cottrill registration #6858. (Job #S130305-0-9433AC)



James R. Cottrill, PS