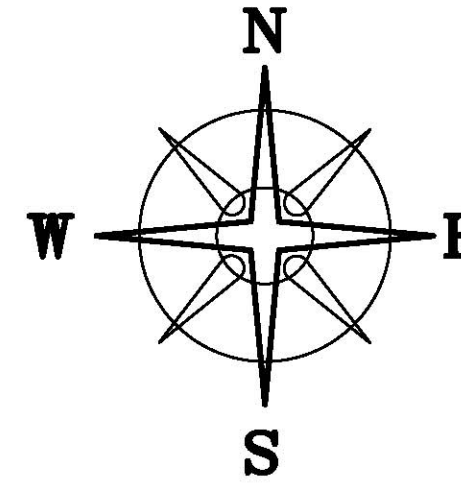


BEARINGS ARE BASED ON A GPS OBSERVATION ON 8/28/13
WGS 1984 GEODETIC NORTH.



INTERSTATE 71

DANVILLE ROAD (50' R/W) (CR 8)

VIRGIL D & JANICE M ISAACS,
LIVING TRUST
OR 211 P 962
123.856 AC.

5.0001± ACRES

DEED REFERENCE
VIRGIL D & JANICE M ISAACS,
LIVING TRUST
OR 211 P 962
190 ACRES

LEGEND

- IRON PIPE (FOUND)
- MAG NAIL SET OVER IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (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.

REVISED 8/29/13

COTTRILL SURVEYING, L.L.C.

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

**5.0001± ACRES, VMS 5218 & 6391,
RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PHILLIP ISAACS**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 8/30/13

DAVID W & KAREN S JOHNSON
DB 279 P 691
5.000 AC.

DATE DRAWN: 8/29/13	SCALE : 1" = 100' 100' 50' 0 100'	CREW: MW
JOB # S130808		DWN. BY: RC
F. B. #		CK. BY:

N 624628.67
E 1712596.43

POINT OF COMMENCEMENT

TPOB

20' DRAINAGE
EASEMENT

VMS 6391
VMS 5218

VMS 6391
VMS 5218

L/A-R/W

L/A-R/W

P/L

SCALED FROM GIS MAP

The following describes 5.0001 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5218 and 6391, being part of a 190 acre tract conveyed to Virgil D and Janice M Isaacs, Living Trust by Official Record 211 page 962, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found in the centerline of Danville Road (50 feet right-of-way) (County Road 8) at the northwest corner of said 190 acre tract and the southwest corner of a 123.856 acre tract conveyed to Virgil D and Janice M Isaacs, Living Trust by Official Record 211 page 962;

Thence, with the centerline of Said Danville Rd., South 20° 29' 46" East a distance of 101.83 feet to a mag nail set at **The True Point of Beginning**;

Thence, across said 190 acre tract with the following 3 new lines:

- 1) **North 69° 30' 14" East**, passing and iron pin and cap set at 26.00 feet, a total distance of **792.02 feet** to an iron pin and cap set
- 2) **South 20° 29' 46" East** a distance of **275.00 feet** to an iron pin and cap set
- 3) **South 69° 30' 14" West**, passing and iron pin and cap set at 764.45 feet, a total distance of **792.02 feet** to a mag nail set in the centerline of said Danville road,

Thence, with the centerline of Said Danville Rd., **North 20° 29' 46" West** a distance of **275.00 feet** returning to **The True Point of Beginning** containing **5.0001 Acres** more or less.

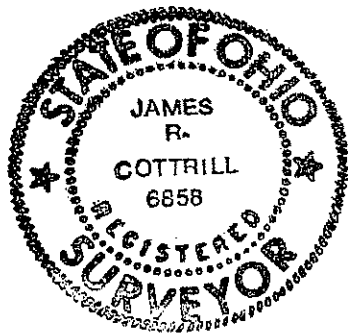
With the benefit of a 20 feet Drainage Easement across said 190 acre tract and is tangent to and 10 feet left and right of the following describe centerline: beginning at a point in the south line of the hereinabove described 5.0001 acre tract, said point bears North 69° 30' 14" East a distance of 393.54 feet from the southwest corner of said 5.0001 acre tract; thence, across said 190 acre tract the following two courses: 1) South 32° 31' 07" East a distance of 127.80 feet, 2) South 05° 49' 56" East a distance of 230.73 feet to the southern terminus of said 20 feet drainage easement.

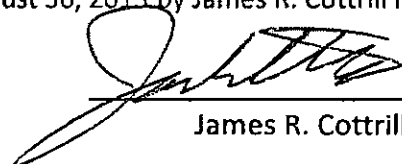
Bearings are bases on a GPS observation on August 28, 2013, WGS 1984 Geodetic North.

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 August 30, 2013 by James R. Cottrill registration #6858. (Job #S130808-5-0001AC) revised 8/30/13




James R. Cottrill, PS