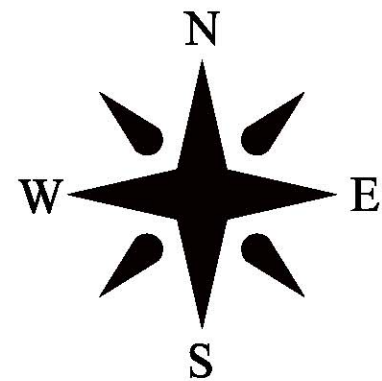


BEARINGS BASED ON A GPS OBSERVATION ON
MAY 1, 2013, WGS 1984 GEODETIC NORTH.



POINT OF
COMMENCEMENT
N:682602.23
E:1689681.93

U.S. ROUTE 42

LOT 3

LOT 2

LOT 1

LOT 21

EDWARD D & LYNN E
BANION
OR 84 P 437
LOT 22

DELMER L & GERALDINE E
CASTO
OR 116 P 1672
15.832 ACRES

BUSH

0.2601 ACRES

0.2602 ACRES

GREGORY A & PEGGY L
JOHNSON
DB 285 P 172
LOT 24

LOT 25

LOT 26

ROBERTS-MILL ROAD (40' R/W) (TR 96)

TPOB

TPOB

DEED REFERENCE

LEWIS L SIMPSON, ETAL
TRUSTEES OF THE SIMPSON REV LIV TRUST
OR 274 P 436
LOT 23
WEST ACRES SUBDIVISION
PLAT BOOK 1 PAGE 405

LEGEND

- IRON PIPE (FOUND)
- ① 3/4" "T" BAR & CAP (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- 5/8" # REBAR (SET)

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

NOTES

0.2601 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO LOT 22
0.2602 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO LOT 24
DISTANCES ARE PRORATED TO FIT BLOCK



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

DATE: 5/13/13

COTTRILL SURVEYING, L.L.C.

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

0.2601± & 0.2602± ACRE TRACTS
VMS 4531, UNION TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR LEROY SIMPSON

DATE DRAWN:
5/2/13
JOB # S130501
F. B. #

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

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

0.2601 Acre Tract
Surveyed for Leroy Simpson

The following describe 0.2601 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4531, and being part of Lot 23 of West Acres Subdivision as recorded in Plat Book 1 page 405 and conveyed to Louis L Simpson, et al., Trustees of the Simpson Revocable Living Trust as recorded in Official Record 274 page 436, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of US Route 42 with Roberts-Mill Road (40 feet right-of-way)(Township Road 96);

Thence, with the centerline of said Roberts-Mill Road, South 04° 03' 38" West a distance of 450.34 feet to a mag nail set at the northwest corner of said Lot 23 also being the southwest corner of lot 22 conveyed to Edward D and Lynn E Banion by Official Record 84 page 437 and **The True Point of Beginning;**

Thence, with the line between said Lot 22 and 23, **North 68° 59' 39" East**, passing a T-bar and cap at 21.54 feet, also passing an iron pin and cap set at 240.00 feet a total distance of **250.00 feet** to a point in the west line of a 15.832 acre tract conveyed to Delmer L and Geraldine E Casto by Official Record 116 page 1672;

Thence, with the west line of said 15.832 acre tract, **South 04° 03' 39" West** a distance of **50.04 feet** to an iron pin and cap set;

Thence, with a new line across said Lot 23, **South 68° 59' 39" West**, passing an iron pin and cap set at 227.92 feet, a total distance of **250.00 feet** to a mag nail set in the centerline of said Roberts-Mill Road;

Thence, with the centerline of said Roberts-Mill Road, **North 04° 03' 38" East** a distance of **50.04 feet** returning to **The True Point of Beginning** containing **0.2601 Acres** more or less.

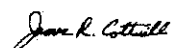
The hereinabove described 0.2601 acre tract is to become part of and contingent to said Lot 22.

Bearings are based on a GPS observation on May 1, 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 May 6, 2013 by James R. Cottrill registration #6858. (Job #S130501-0-2601AC)



James R. Cottrill, PS

0.2602 Acre Tract
Surveyed for Leroy Simpson

The following describe 0.2602 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4531, and being part of Lot 23 of West Acres Subdivision as recorded in Plat Book 1 page 405 and conveyed to Louis L Simpson, et al., Trustees of the Simpson Revocable Living Trust as recorded in Official Record 274 page 436, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of US Route 42 with Roberts-Mill Road (40 feet right-of-way)(Township Road 96);

Thence, with the centerline of said Roberts-Mill Road, South 04° 03' 38" West a distance of 550.42 feet to a mag nail set at the southwest corner of said Lot 23 also being the northwest corner of lot 24 conveyed to Gregory and Peggy L Johnson by Deed Book 285 page 172 and **The True Point of Beginning;**

Thence, with the centerline of said Roberts-Mill Road, **North 04° 03' 38" East** a distance of **50.04 feet** to a mag nail set;

Thence, with a new line across said Lot 23, **North 68° 59' 39" East**, passing and iron pin and cap set at 22.08 feet, a total distance of **250.00 feet** to an iron pin and cap set in the west line of a 15.832 acre tract conveyed to Delmer L and Geraldine E Casto by Official Record 116 page 1672;

Thence, with the west line of said 15.832 acre tract, **South 04° 03' 39" West** a distance of **50.04 feet** to an iron pin and cap set at the northeast corner of said Lot 24;

Thence, with the line between said Lot 23 and 24, **South 68° 59' 39" West**, passing an iron pin and cap set at 227.92 feet, a total distance of **250.00 feet** returning to **The True Point of Beginning** containing **0.2602 Acres** more or less.

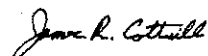
The hereinabove described 0.2602 acre tract is to become part of and contingent to said Lot 24.

Bearings are bases on a GPS observation on May 1, 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 May 6, 2013 by James R. Cottrill registration #6858. (Job #S130501-0-2602AC)



James R. Cottrill, PS