

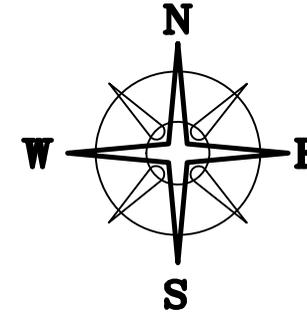


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: 3/18/14

MTB CORPORATION
D9 289 P 650
160.6264 AC.

BEARINGS ARE BASED ON A GPS OBSERVATION ON 3/17/14
WGS 1984 GEODETIC NORTH



DEED REFERENCE
LEONARD R. & BARBARA A. HISER
DEED BOOK 290 PAGE 690

175 ACRES (ORIGINAL)

Ⓐ 154.99 ACRES (REMAINING)

14-00163.000

LEGEND

- Ⓐ 5/8" # REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND)
- 1/2" IRON PIN (FOUND)
- △ MAGNAIL (SET) OVER IRON PIN (FOUND)
- △ IRON PIN (FOUND)
- MAGNAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

COTTRILL SURVEYING, L.L.C.

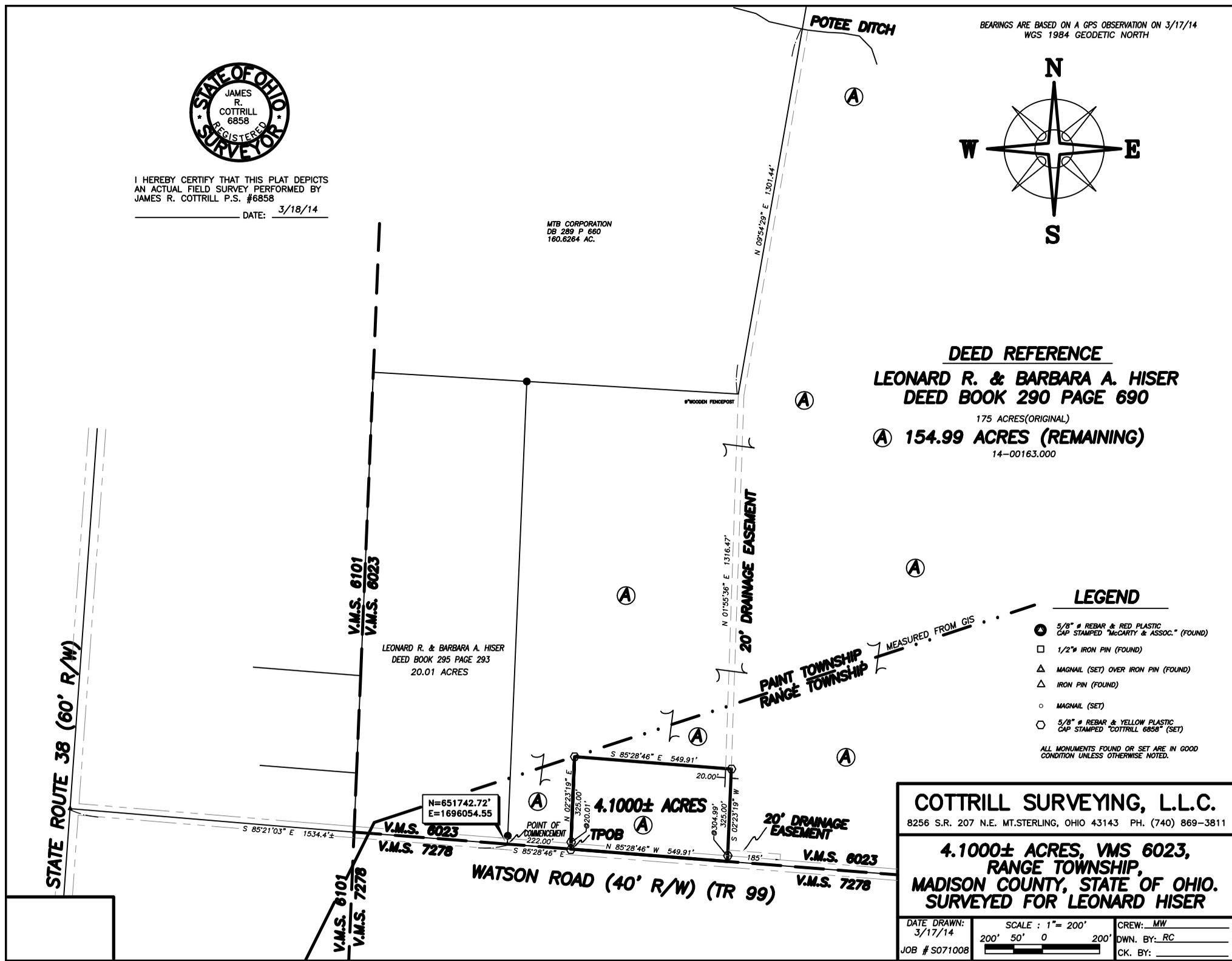
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

4.1000± ACRES, VMS 6023,
RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LEONARD HISER

DATE DRAWN:
3/17/14
JOB # S071008

SCALE : 1" = 200'
200' 50' 0 200'

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



Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

4.1000 Acre Tract Surveyed for Leonard Hiser

The following describe 4.1000 acre tract is situated in the state of Ohio, Madison County, Range Township, VMS 6023, being part of a 154.99 acre tract (14-00163.000)(175 original acres) conveyed to Leonard R. And Barbara A. Hiser by Deed Book 290 page 69, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found in the centerline of Watson Road (40 feet Right-Of-Way) (Township Road 99), said mag nail is at the southwest corner of said 154.99 acre tract and the southeast corner of a 20.01 acre tract conveyed to Leonard R and Barbara a Hiser by Deed Book 295 page 293, said nail bears South 85° 21' 03" East a distance of 1534.4 feet from an iron pin found at the centerline intersection with State Route 38;

Thence, with the centerline of Said Watson Road, South 85° 28' 46" East a distance of 222.00 feet to an iron pin and cap set at **The True Point of Beginning**,

Thence, across said 154.99 acre tract the following 3 new courses:

- 1) **North 02° 23' 19" East**, passing an iron pin and cap set at 20.01 feet, a total distance of **325.00 feet** to an iron pin and cap set
- 2) **South 85° 28' 46" East** a distance of **549.91 feet** to an iron pin and cap set
- 3) **South 02° 23' 19" West**, passing an iron pin and cap set at 304.99 feet, a total distance of **325.00 feet** to a mag nail set in the centerline of said Watson Road;

Thence, with the centerline of Said Watson Road, **North 85° 28' 46" West** a distance of **549.91 feet** returning to **The True Point of Beginning** containing **4.1000 Acres** more or less.

With the benefit of the following described two 20 feet drainage easements:

First 20 feet Drainage Easement:

Extends from the north line of the hereinabove described 4.1000 acre tract to the centerline of Potee Ditch and is tangent to and 20 feet right of the following described line:

Beginning at a point in the north line of said 4.1000 acre tract, said point bears North 85° 28' 46" West a distance of 20.00 feet from an iron pin and cap set at the northwest corner of said 4.1000 acre tract; Thence, **North 01° 55' 36" East** a distance of **1316.47 feet** to a wood fence post found at the southeast corner of a 160.6264 acre tract conveyed to MTB Corporation by Deed Book 289 page 660; Thence, with the east line of said 160.6264 acre tract, **North 09° 54' 29" East** a distance of **1301.44 feet** to a point in the centerline of said Potee Ditch and the northern terminus of said easement;

Second 20 feet Drainage Easement:

Said easement is tangent to and 20 feet north of the north right-of-way line of said Watson Road and extends 185 feet east of the east line of said 4.1000 acre tract;

Both 20 feet Drainage Easements are shown on the plat accompanying this legal description.

Bearings are bases on the centerline of Road (North 50° 36' 53" West) as described in Official Record page a GPS observation on 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 March 18, 2014 by James R. Cottrill registration #6858. (Job #S140301-4-1000AC)

James R. Cottrill, PS