

5.0010 Acre Tract
Surveyed for Phillip Conn

The following described 5.0010 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4518, being part of a 173.49 acre tract conveyed to B.I. Conn Family Farms, LTD by official record 162 page 1361, and being more particular described as follows:

Beginning at a PK nail found in the centerline intersection of old Xenia Road (50 ft. right-of-way)(C.R. #12) with the line between VMS 4387 and 4518, said PK nail is at the north west corner of said 173.49 acre tract also at the north east corner of a 0.50 acre tract conveyed to Eva L. Ridenour and Ann Sayre by deed book 285 page 382;

Thence, with said centerline, North $64^{\circ} 30$ minutes 59 seconds East a distance of 350.00 ft. to a concrete nail and washer set;

Thence, across said 173.49 acre tract the following 2 new courses:

- 1) South $01^{\circ} 40$ minutes 00 seconds West, passing an iron pin and cap set at 25.00 ft., a total distance of 699.48 ft. to an iron pin and cap set
- 2) South $64^{\circ} 30$ minutes 59 seconds West, being parallel to the centerline of old Xenia Road, a total distance of 350.00 ft. to an iron pin and cap set in the east line of a 299.68 acre tract conveyed to Wayne and Ruth Price by deed book 272 page 822, said iron pin and cap is also in the line between VMS 4387 and said 4718;

Thence, with said VMS line, North $01^{\circ} 40$ minutes 00 seconds East, passing the southeast corner of said 0.5 acre tract at 500.33 feet, and also passing an iron pin and cap set at 672.35 feet, a total distance of 699.48 ft. returning to the point beginning containing 5.0010 acres more or less.

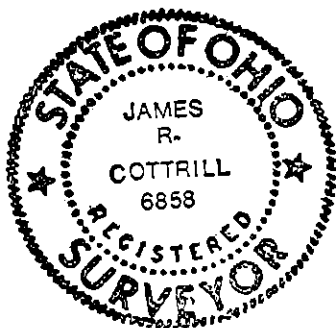
Bearings are based on the west line of Conn's 173.49 acre tract (South $01^{\circ} 40$ minutes West) as described in official record 162 page 1361.

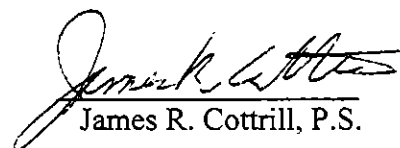
With the benefit of a 20 ft. Drainage Easement, said 20 ft. Drainage Easement extends from the south line of the hereinabove described 5.0001 acre tract to the centerline of Walnut Creek and is tangent to and 20 ft. East of the line between VMS 4387 and 4518, and being more particularly shown plat accompanying this legal description.

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 6858."

This description is based on a field survey performed March 7, 2004 by James R. Cottrill registration #6858. (Job #S040403)




James R. Cottrill, P.S.