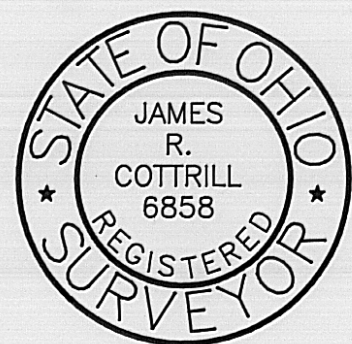


LEGEND

- 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

BEARINGS BASED ON THE WEST LINE OF MORRIS' 14,9587 AC. TRACT (N4°16'46"E) AS DESCRIBED IN D.B. 282 PG. 468.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 2-21-94

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

0.6792 & 9.5833 ACRES, VMS 874, 12596, & 12595, IN THE VILLAGE OF MT. STERLING, TOWNSHIP OF PLEASANT, OHIO.

DATE DRAWN: 2-15-94	SCALE: 1" = 100'	30-94
JOB #S94029 F. B. # 7	100' 50' 0 100'	

Description of 9.5833 Acre Tract

Situated in the State of Ohio, Madison County, Pleasant Township, Village of Mount Sterling, V.M.S. 12596 & 12595 and being part of a 14.9587 acre tract conveyed to Dennis and Patricia Morris by Deed Book 282 Page 468 and being more particularly described as follows:

Beginning at an iron pin and cap set in the North line of said 14.9587 acre tract said iron pin is at the Southeast corner of Valleyview Drive and bears South 77 deg. 31 min. 19 sec. East a distance of 50.04 feet from a 3/4 inch iron pipe found at the Southwest corner of Valleyview Drive;

Thence, with South line of Pleasant Ridge Addition No. 1 and 5 South 77 deg. 31 min. 19 sec. East a distance of 835.65 feet to a 3/4 inch iron pipe found in the West line of Parcel No. 219 conveyed to George and Michelle Lohstroh by Deed Book 280 Page 835;

Thence, with said West line South 2 deg. 46 min. 17 sec. West a distance of 532.08 feet to a 3/4 inch iron pipe found at the Northeast corner of a 8.126 acre tract conveyed to William J. and Wanda A. Mayo by Deed Book 190 page 354;

Thence, with the North line of said 8.126 acre tract and also Roy Adams Subdivision as shown in Plat Book 2 Page 103, North 72 deg. 07 min. 24 sec. West passing the North corner common to said Roy Adams Sub. and 8.126 acre tract at 312.10 feet, a total distance of 911.65 feet to an iron pin and cap set at the Northeast corner of Valleyview Drive;

Thence, with a new line across said 14.9587 acre tract North 10 deg. 09 min. 34 sec. East a distance of 439.05 feet to the point of beginning containing 9.5833 acres, of which 9.5627 acres is in the Village of Mount Sterling, and 0.0206 acres is in Pleasant Township;

With the Benefit of a 50 foot easement extending from the South terminous of Valleyview Drive as shown in Pleasant Ridge Addition Plat Book 2 Page 35 to the North terminous of Valleyview Drive as shown in Roy Adams Sub. Plat Book 2 Page 103 and being more particularly described as follows:

Beginning at an iron pin and cap set at the Northwest corner of the here-in-above described 9.5833 acre tract and the Southeast corner of Valleyview Drive as shown in Pleasant Ridge Addition No.1;

Thence, with said South terminous North 77 deg. 31 min. 19 sec. West a distance of 50.04 feet to a 3/4 inch iron pipe found at the Southwest corner of said Valleyview Drive;

Thence, with a new line across said 14.9587 acre tract South 10 deg. 09 min. 34 sec. West a distance of 434.30 feet to a 3/4 inch iron pipe found at the North West corner of Valleyview Drive as shown in Roy Adams Sub.;

Thence, with the North line of Roy Adams Sub. South 72 deg. 07 min. 24 sec. East a distance of 50.46 feet to an iron pin and cap at the Southwest corner of the here-in-above described 9.5833 acre tract;

Thence, with the West line of said 9.5833 acre tract North 10 deg. 09 min. 34 sec. East a distance of 439.05 feet to the point of beginning of said easement.

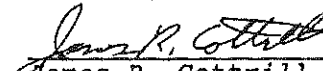
Bearings are based on the West line of Morris's 14.9587 acre tract (North 4 deg. 16 min. 46 sec. East) as described in Deed Book 282 Page 468.

All as shown on the plat attached and made a part hereof.

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 Feb. 15, 1994 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 0.6792 Acre Tract

Situated in the State of Ohio, Madison County, Village of Mount Sterling, V.M.S. 847, 12596 & 12595, being part of a 14.9587 acre tract conveyed to Dennis and Patricia Morris by Deed Book 282 Page 468 and being more particularly described as follows:

Beginning at a point in State Route 207 said point being the Southwest corner of said 14.9587 acre tract;

Thence, with the West line of said 14.9587 acre tract North 4 deg. 16 min. 47 sec. East a distance of 119.87 feet to a point in said road said point being the Southwest corner of a 1.5007 acre tract conveyed to Stephen & Pamela Chambers by Deed Book 291 Page 285;

Thence, with the South line of said 1.5007 acre tract South 72 deg. 7 min. 28 sec. East, passing a 3/4 inch iron pipe found at 40.42 feet a total distance of 253.44 feet to a 3/4 inch iron pipe found at the Southwest corner of said 1.5007 acre tract;

Thence, with a new line across said 14.9587 acre tract South 4 deg. 00 min. 25 sec. West a distance of 120.18 feet to an iron pin and cap set;

Thence, North 72 deg. 05 min. 12 sec. West with the North line of said 0.956 acre tract conveyed to Roy Jewett by Deed Book 226 Page 342, passing a 3/4 inch iron pipe found at 212.80 feet, a total distance of 254.07 feet to the point of beginning containing 0.6792 acres more or less.

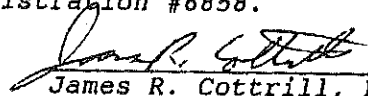
Bearings are based on the West line of Morris's 14.9587 acre tract (North 4 deg. 16 min. 46 sec. East) as described in Deed Book 282 Page 468.

All as shown on the plat attached and made a part hereof.

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 Feb. 15, 1994 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858