

**DEED REFERENCE**

**KATHLEEN HOWARD**  
(TODD ERNEST HINES TRUST)  
O.R. 133, P. 827  
19.9971 ACRES  
19.9971 ACRES

(A)  
(B)

**ERNEST HINES**  
O.R. 183, P. 506  
19.1951 ACRES

(C)

JERRY L. Sr. & VICKIE HOLLAND  
OFFICIAL RECORD 147 PAGE 1466  
87.922 ACRES

(258)

EMMETT MARK & JENNIFER TACKETT  
O.R. 171, P. 2100  
1.8887 ACRES

JON J. & METZGER BICKENHAUSER  
O.R. 175, P. 309  
1.8887 ACRES

RALPH E. & SHARON K. WILKINS  
O.R. 172, P. 296  
1.8887 ACRES

JERRY L. Jr. & VICKIE HOLLAND  
DEED BOOK 279 PAGE 383  
3.44 ACRES

(843)

1.8888± ACRES

(C)

V.M.S. 12127  
V.M.S. 6285 & 13258

21.8679± ACRES  
18.6495± ACRES

(A)

TIMOTHY W. & DENISE D. RILEY  
D.B. 275, P. 162  
11.3146 ACRES

(833)

MICHAEL A. & LAURA VUCKOVICH  
D.B. 275, P. 252  
11.3146 ACRES

(834)

PRINGLE BENJAMIN RD. C.R. 65 (40'R/W)

20' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

MARIA CASH OR 183, P. 512

1.8854± ACRES  
1.3302± ACRES

(A)

0.5552± ACRES

(C)

WILLIAM J. & CHERYL HOLT  
OFFICIAL RECORD 111 PAGE 637  
85.23 ACRES

(260)

KATHLEEN A. HOWARD  
(TODD ERNEST HINES TRUSTEE)  
OFFICIAL RECORD 131 PAGE 162  
5.021 ACRES

(828)

1.8881± ACRES

(B)

0.7812± ACRES  
0.6519± ACRES

(B)

3.1217± ACRES

(B)

1.0830± ACRES

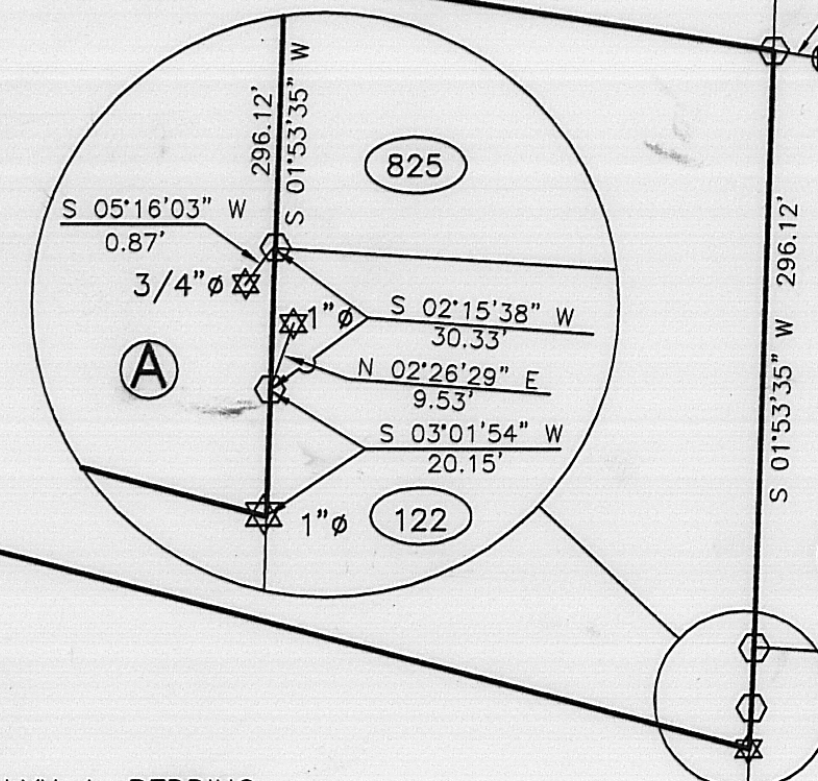
(B)

CHARLES D. & ROSALYN A. REDDING  
OFFICIAL RECORD 110 PAGE 2011  
111 ACRES

(459)

CHARLES D. & ROSALYN A. REDDING  
OFFICIAL RECORD 110 PAGE 2009  
73 ACRES

(824)



**LEGEND**

- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (FOUND)
- CONCRETE NAIL & WASHER (SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- ★ ELECTRICAL IRON CONDUIT (FOUND) PREVIOUSLY SET BY "RI BAKER 5539" SIZE LABELED AT MONUMENT
- △ REBAR & YELLOW PLASTIC CAP STAMPED "RI BAKER 5539" (FD.)
- △ 3/4" IRON ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "RI BAKER 5539" (FD.)
- △ 1" IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FD.)

**OWNERS**

- CHARLES H. BROWN  
DEED BOOK 272 PAGE 546  
21.3034 ACRES  
(825)
- WILLIAM A. BROWN  
OFFICIAL RECORD 53 PAGE 795  
35.914 ACRES  
(122)
- TIMOTHY SMITH  
OFFICIAL RECORD 159 PAGE 2191  
0.5301 ACRES  
(1167)
- CHARLES D. & ROSALYN A. REDDING  
OFFICIAL RECORD 110 PAGE 2009  
73 ACRES  
(824)
- TIMOTHY SMITH  
OFFICIAL RECORD 159 PAGE 2193  
0.7882 ACRES  
(1112)

**JAMES R. COTTRILL P.S.**

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

VMS 12127, 6285/13258,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR KATHLEEN HOWARD.

3-05



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 11/26/24

DATE DRAWN: 10/27/04  
SCALE: 1"=100'  
CREW: MW, TB  
JOB#S041012  
F.B. # 35  
DWN. BY: MW, RC  
CK. BY: RC

0.6519 Acre Tract  
Surveyed for Kathleen Howard

The following described 0.6519 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being part of a 6.7388 acre tract conveyed to Kathleen Howard (Todd Ernest Hines trust) by official record 133 page 827, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said mag nail is corner to said 6.7388 acre tract, also at the northwest corner of a 0.7882 acre tract conveyed to Timothy Smith by official record 159 page 2193 ;

Thence, with the west line of said 0.7882 acre tract, South 14° 46 minutes 45 seconds West, passing a 1 in. diameter iron pipe and yellow plastic caps stamped " NCB 5969" found at 24.93 ft., a total distance of 198.11 ft. to another 1 in. diameter iron pipe and yellow plastic caps stamped " NCB 5969" found at the southwest corner of said 0.7882 acre tract, also being **the true point beginning**;

Thence, with the south line of said 0.7882 acre tract, South 75° 14 minutes 18 seconds East a distance of 173.51 ft. to a 5/8 inch diameter solid iron pin found in the west line of a 0.5301 acre tract conveyed to Timothy Smith by official record 159, page 2191;

Thence, with said 0.5301 acre tract the following 2 courses:

- 1) South 14° 45 minutes 42 seconds West a distance of 7.01 ft. to an iron pin and cap set
- 2) South 75° 14 minutes 18 seconds East, a distance of 53.45 ft to an iron pin and cap set corner to a 19.1951 acre tract conveyed to Ernest Hines by official record 183 page 506;

Thence, with the west line of said 19.1951 acre tract, South 19° 02 minutes 17 seconds West a distance of 119.88 ft. to iron pin and cap set;

Thence, across said 6.7388 acre tract the following 2 new courses:

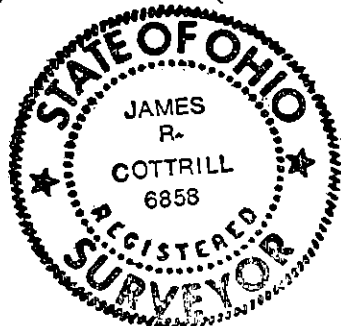
- 1) North 76° 38 minutes 35 seconds West a distance of 218.13 ft. to an iron pin and cap set
- 2) North 14° 46 minutes 45 seconds East a distance of 131.90 ft. returning to **the true point beginning** containing 0.6519 acres more or less.

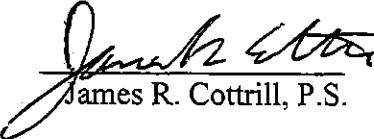
Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described and official record 183 page 506.

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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012G)



  
James R. Cottrill, P.S.

0.7812 Acre Tract  
Surveyed for Ernest Hines

The following described 0.7812 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being all of a 0.6519 acre tract conveyed to Ernest Hines by official record \_\_\_\_\_ page \_\_\_\_\_, and part of a 19.1951 acre tract conveyed to Ernest Hines by official record 183 page 506, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said mag nail is corner to a 6.7388 acre tract conveyed to Kathleen Howard (Todd Ernest Hines trust) by official record 133 page 827, also at the northwest corner of a 0.7882 acre tract conveyed to Timothy Smith by official record 159 page 2193 ;

Thence, with the west line of said 0.7882 acre tract, South 14° 46 minutes 45 seconds West, passing a 1 in. diameter iron pipe and yellow plastic caps stamped " NCB 5969" found at 24.93 ft., a total distance of 198.11 ft. to another 1 in. diameter iron pipe and yellow plastic caps stamped " NCB 5969" found at the southwest corner of said 0.7882 acre tract and the northwest corner of said 0.6519 acre tract, also being **the true point beginning**;

Thence, with the south line of said 0.7882 acre tract, South 75° 14 minutes 18 seconds East a distance of 173.51 ft. to a 5/8 inch diameter solid iron pin found in the west line of a 0.5301 acre tract conveyed to Timothy Smith by official record 159, page 2191;

Thence, with said 0.5301 acre tract the following 2 courses:

- 1) South 14° 45 minutes 42 seconds West a distance of 7.01 ft. to an iron pin and cap set
- 2) South 75° 14 minutes 18 seconds East, passing an iron pin and cap set corner to said 19.1951 acre tract set at 53.45 ft, a total distance of 97.47 ft to an iron pin and cap set

Thence, across said 19.1951 acre tract the following two new courses:

- 1) South 15° 50 minutes 13 seconds West a distance of 118.32 ft. to an iron pin and cap set;
- 2) North 76° 38 minutes 35 seconds West a distance of 50.75 ft. to an iron pin and cap set at the southeast corner of said 0.6519 acre tract;

Thence, with said 0.6519 acre tract the following two courses:

- 1) North 76° 38 minutes 35 seconds West a distance of 218.13 ft to an iron pin and cap set
- 2) North 14° 46 minutes 45 seconds East a distance of 131.90 ft. returning to **the true point beginning** containing 0.7812 acres more or less, of which 0.1293 acres more or less is part of said 19.1951 acre tract, and 0.6519 acres more or less is all of said 0.6519 acre tract.

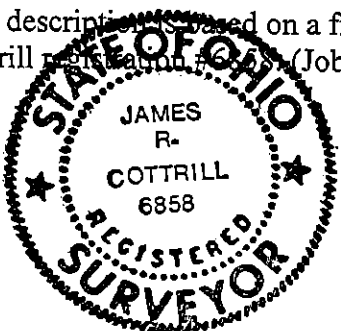
The hereinabove described 0.7812 acre tract and to become part of and contingent to Smith's 0.7882 acre.

Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described and official record 183 page 506.

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 October 27, 2004 by James R. Cottrill, Registered Professional Surveyor, No. 6858 (Job #S041012B)



  
James R. Cottrill, P.S.

1.0830 Acre Tract  
Surveyed for Kathleen Howard

The following described 1.0830 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being part of a 6.7388 acre tract conveyed to Kathleen Howard (Tod Ernest Hines trust) by official record 133 page 827, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said railroad spike is corner to said 6.7388 acre tract also at the northeast corner of a 5.021 acre tract conveyed to Kathleen A. Howard Todd Ernest Hines trust ) by official record 131 page 162;

Thence, with the line between said 5.021 and said 6.7388 acre tracts, South 15° 26 minutes 30 seconds West, passing a one half inch iron electrical conduit at 19.86 feet, also passing an iron pin and cap set at 330.03 ft., a total distance of 467.55 ft. to an iron pin and cap set at the southeast corner of said 5.021 acre tract, also **the true point beginning**;

Thence, across said 6.7388 acre tract, South 15° 26 minutes 30 seconds West a distance of 99.50 ft. to an iron pin and cap set in the north line of a 111 acre tract conveyed to Charles D. and Rosalyn A. Redding by official record 110 page 2011;

Thence, with the north line of said 111 acre tract, North 75° 34 minutes 05 seconds West a distance of 467.89 ft. to an iron pin and cap set at the northwest corner of said 111 acre tract and in the east line of an 85.23 acre tract conveyed to William J. and Cheryl Holt by official record 111 page 637;

Thence, with said east line, North 15° 26 minutes 30 seconds East a distance of 102.19 ft. to an iron pin and cap set at the south west corner of said 5.021 acre tract;

Thence, with the south line of said 5.021 acre tract, South 75° 14 minutes 18 seconds East a distance of 467.85 ft. returning to **the true point beginning** containing 1.0830 acres more or less.

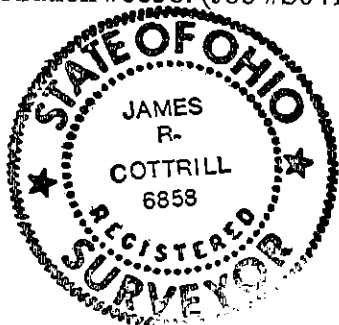
The hereinabove described 1.0830 acre tract is to become part of and contingent to Howard's said 5.021 acre tract.

Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described and official record 183 page 506.

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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012)



  
James R. Cottrill, P.S.

1.8881 Acre Tract  
Surveyed for Kathleen Howard

The following described 1.8881 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being part of a 6.7388 acre tract conveyed to Kathleen Howard (Todd Ernest Hines trust) by official record 133 page 827, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said railroad spike is corner to said 6.7388 acre tract also at the northeast corner of a 5.021 acre tract conveyed to Kathleen A. Howard Todd Ernest Hines trust ) by official record 131 page 162;

Thence, with the centerline of said Pringle-Benjamin Road, South 75° 14 minutes 18 seconds East a distance of 247.31 ft. to a mag nail found in said centerline at the northwest corner of a 0.7882 acre tract conveyed to Timothy Smith by official record 159 page 2193;

Thence, with the west line of said 0.7882 acre tract, South 14° 46 minutes 45 seconds West, passing a 1 in. diameter iron pipe and yellow plastic caps stamped "NCB 5969" found at 24.93 ft. and again at 198.11 ft., also passing an iron pin and cap set at 297.11 ft., a total distance of 330.01 ft. to an iron pin and cap set;

Thence, across said 6.7388 acre tract, North 75° 14 minutes 18 seconds West a distance of 251.13 ft. to an iron pin and cap set in the east line of said 5.021 acre tract;

Thence, with said east line, North 15° 26 minutes 30 seconds East, passing a one half inch iron electrical conduit found at 310.17 ft., a total distance of 330.03 ft. returning to the point beginning containing 1.8881 acres more or less.

With the benefit of a 20 ft. drainage easement, describes separately and shown on plat accompanying this legal description.

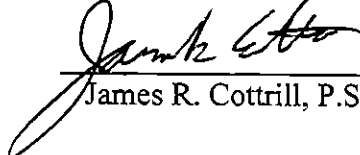
Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described and official record 183 page 506.

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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012A)



  
James R. Cottrill, P.S.

1.8854Acre Tract  
Surveyed for Kathleen Howard

The following described 1.8854 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127 and being part of a 19.1951 acre tract conveyed to Ernest Hines by official record 183 page 506, and also part of a 19.9971 acre tract conveyed to Kathleen Howard by official record 133 page 827, and being more particularly described as follows:

Beginning at a concrete nail and washer set in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said concrete nail and washer is in the north line of said 19.9971 acre tract, said nail bears North 88° 14 minutes 56 seconds West a distance a 199.59 ft. from the northeast corner of said 19.9971 acre tract also being the northwest corner of a 11.3146 acre tract conveyed to Timothy W. and Denise D. Riley by deed book 275 page 162;

Thence, with a new line across said 19.9971 acre tract, South 20° 55 minutes 59 seconds West, passing an iron pin and cap set at 31.74 ft. a total distance of 434.57' to an iron pin and cap set;

Thence, with a new line across said 19.9971 and 19.1951 acre tracts, North 88°21 minutes 44 seconds West, passing the line between said 19.9971 and said 19.1951 acre tracts at 69.26 ft., also passing an iron pin and cap set at 122.27 ft. a total distance of 200.14 ft to a Rebar & yellow plastic cap stamped "RI Baker 5539" found at the southeast corner of a 1.8887 acre tract conveyed to Maria Cash by official record 183 page 512;

Thence, with the east line of said 1.8887 acre tract, N 20° 55 minutes 59 seconds East passing a rebar & yellow plastic cap stamped "RI Baker 5539" at 391.58 ft. a total distance of 434.99 ft. to a point in the centerline of said Pringle-Benjamin Road from which a mag nail found bears North 20° 55 minutes 59 seconds East a distance of 0.21 ft.;

Thence with the centerline of Pringle-Benjamin Road South 88° 14 minutes 56 seconds East a distance of 200.00 ft returning to the point of beginning containing 1.8854 acres more or less, of which 0.5552 acres more or less is part of said 19.1951 acre tract, and 1.3302 acres more or less is part of said 19.9971 acre tract.

Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described by official record 183 page 506.

Subject to a 40 ft. drainage easement as shown on 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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012D)



  
James R. Cottrill, P.S.

1.8888 Acre Tract  
Surveyed for Kathleen Howard

The following described 1.8888 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127,6285, and 13258 being part of a 19.1951 acre tract conveyed to Ernest Hines by official record 183 page 506, and being more particularly described as follows:

Beginning at a steel spike found in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said steel spike is corner to said 19.1951 acre tract also at the southwest corner of a 1.8887 acre tract conveyed to Ralph E. & Sharon K. Wilkins by official record 172 page 296 ;

Thence, with the south line of said 1.8887 acre tract, South 88° 18 minutes 24 seconds East, passing a rebar and yellow plastic cap stamped "RI Baker 5539" found at 26.60 ft. and again at 363.41 ft. a total distance of 435.76' to an iron pin and cap set;

Thence, with a new line across said 19.1951 acre tract the following 2 courses:

- 1)South 20° 57 minutes 00 seconds West a distance of 200.00 ft. to an iron pin and cap set
- 2)North 88° 18 minutes 24 seconds West passing an iron pin and cap set at 416.44 ft., a total distance 435.76 ft. to a concrete nail & washer set in the centerline of said Pringle-Benjamin Rd.;

Thence with the centerline of Pringle-Benjamin Road, N 20° 57 minutes 00 seconds East a distance of 200.00 ft. returning to the point of beginning containing 1.8888 acres more or less.

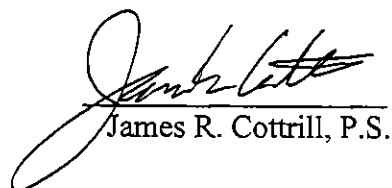
Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described by official record 183 page 506.

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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012C)



  
James R. Cottrill, P.S.

3.1217 Acre Tract  
Surveyed for Kathleen Howard

The following described 3.1217 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, being part of a 6.7388 acre tract conveyed to Kathleen Howard (Tod Ernest Hines trust) by official record 133 page 827, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said railroad spike is corner to said 6.7388 acre tract also at the northeast corner of a 5.021 acre tract conveyed to Kathleen A. Howard Todd Ernest Hines trust ) by official record 131 page 162;

Thence, with the line between said 5.021 and said 6.7388 acre tracts, South 15° 26 minutes 30 seconds West, passing a one half inch iron electrical conduit at 19.86 feet, a total distance of 330.03 ft. to an iron pin and cap set at **the true point beginning**;

Thence, across said 6.7388 acre tract the following two new courses:

- 1) South 75° 14 minutes 18 seconds East a distance of 251.13 ft. to an iron pin and cap set
- 2) South 76° 38 minutes 35 seconds East a distance of 218.13 ft. to an iron pin and cap set corner to a 19.1951 acre tract conveyed to Ernest Hines by official record 183 page 506;

Thence, with said 19.1951 acre tract, South 47° 59 minutes 20 seconds East a distance of 143.10 ft. to iron pin and cap set at the northwest corner of a 73 acre tract conveyed to Charles D. and Rosalyn A. Redding by official record 110 page 2009;

Thence, with the west line of said 73 acre tract, South 21° 26 minutes 36 seconds West a distance of 174.68 ft. to a 1" diameter iron electrical conduit found at the northeast corner of a 111 acre tract conveyed to Charles D. and Rosalyn A. Redding by official record 110 page 2011;

Thence, with the north line of said 111 acre tract, North 75° 34 minutes 05 seconds West a distance of 578.91 ft. to iron pin and cap set;

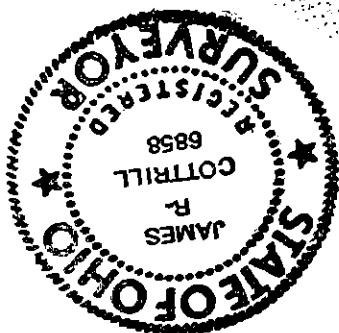
Thence, North 15° 26 minutes 30 seconds East, passing an iron pin and cap set at the southeast corner of said 5.021 acre tract at 99.50 ft., a total distance of 237.02 ft. returning to **the true point beginning** containing 3.1217 acres more or less.

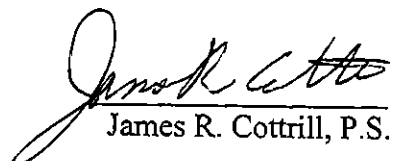
Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described and official record 183 page 506.

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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012H)



  
James R. Cottrill, P.S.

21.8679 Acre Tract  
Surveyed for Kathleen Howard

The following described 21.8679 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127 & 6285/13258 and being part of a 19.1951 acre tract conveyed to Ernest Hines by official record 183 page 506, and also part of a 19.9971 acre tract conveyed to Kathleen Howard by official record 133 page 827, and being more particularly described as follows:

Beginning at a point in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said point is at the northeast corner of said 19.9971 acre tract also being the northwest corner of a 11.3146 acre tract conveyed to Timothy W. and Denise D. Riley by deed book 275 page 162, said point bears South 01 degree 25 minutes 25 seconds West a distance of 0.32 ft. from a railroad spike found;

Thence, with the west line of said 11.3146 acre tract, South 01 degree 25 minutes 25 seconds West, passing a 3/4 diameter electrical conduit found at 29.93 ft., a total distance of 1347.23 ft. to a 3/4 inch iron electrical conduit and yellow plastic caps stamped "R. I. Baker 5539" found;

Thence, with the south line of said 11.3146 acre tract, South 80° 56 minutes 15 seconds East, passing the southern corner common to said 11.3146 acre tract and a 11.3146 acre tract conveyed to Michael A. and Laura Vuckovich at 374.67 ft., a total distance of 710.24 ft. to an iron pin and cap set at the southeast corner of said Vuckovich's 11.3146 acre tract, said iron pin and cap bears North 80° 56 minutes 15 seconds West a distance of 1.99 ft. from a 3/4 inch iron conduit and yellow plastic caps stamped "R. I. Baker 5539" found, said iron pin and cap is in the west line of a 21.3034 acre tract conveyed to Charles H. Brown by deed book 272 page 546;

Thence, with the west line of said 21.3034 acre tract, South 01 degree 53 minutes 35 seconds West a distance of 296.12 ft. to an iron pin and cap previously set at the northwest corner of a 35.914 acre tract conveyed to William A. Brown by official record 53 page 795;

Thence, with the west line of said 35.914 acre tract the following two courses:  
1) South 02° 15 minutes 38 seconds West a distance of 30.33 ft. to an iron pin and cap previously set  
2) South 03° 01 minutes 54 seconds West a distance of 20.15 ft. to a 1 inch diameter electrical iron conduit found at the northeast corner of a 73 acre tract conveyed to Charles D. and Rosalyn A. Redding by official record 110 page 2009;

Thence, with the north line of said 73 acre tract, North 75° 16 minutes 50 seconds West, passing a 5/8 in. diameter solid iron pin found at 1144.88 feet, a total distance of 1275.63 ft. to an iron pin and cap set;

Thence, with the new line across said 19.1951 acre tract, North 01 degree 24 minutes 32 seconds East a distance of 1087.11 ft. to an iron pin and cap set, said iron pin and cap bears South 88° 21 minutes 44 seconds East a distance of 3.64 ft. from a 5/8 inch rebar and yellow plastic caps stamped "R. I. Baker 5539" found at the southeast corner of a 1.8887 acre tract conveyed to Maria Cash by official record 183 page 512;

Thence, continuing with a new line across said 19.1951 acre tract and also said 19.9971 acre tract, South 88° 21 minutes 44 seconds East, passing the line between said tracts at 127.24 ft., a total distance a 196.50 ft. to an iron pin and cap set;

Thence, continuing with the new line across said 19.9971 acre tract, North 20° 55 minutes 59 seconds East, passing an iron pin and cap set at 402.83 ft., a total distance of 434.57 ft. to a concrete nail and washer said in the centerline of said Pringle-Benjamin Road;

Thence, with the centerline of said Pringle-Benjamin Road, South 88° 14 minutes 56 seconds East a distance of 199.59 ft. returning to the point beginning containing 21.8679 acres more or less, of which 18.6495 acres is part of said 19.9971 acre tract, and 3.2184 acres more or less is part of said 19.1951 acre tract.

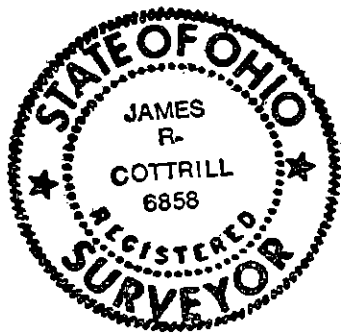
Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described by official record 183 page 506.

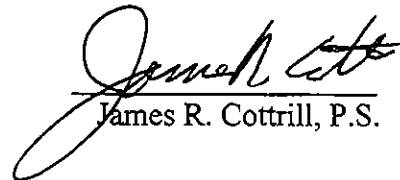
Subject to a 40 ft. drainage easement as shown on plat accompanying this legal description.

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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012E)



  
James R. Cottrill, P.S.

20 ft. drainage easement  
Surveyed for Kathleen Howard

The following described 20 ft. drainage easement is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, crossing a 6.7388 acre tract conveyed to Kathleen Howard (Todd Ernest Hines trust) by official record 133 page 827, and 887.92 acre tract conveyed to Jerry L. senior and Vicki Holland by official record 147 page 1466, and being more particularly described as follows:

Said 20 ft. drainage easement is 10 ft. left and right of the following described centerline of said drainage easement:

Beginning at a mag nail found in the centerline of Pringle-Benjamin Road (County Road 65)(40 ft. right-of-way) said mag nail is corner to said 6.7388 acre tract also at the northwest corner of a 0.7882 acre tract conveyed to Timothy Smith by official record 159 page 2193;

Thence, with the west line of said 0.7882 acre tract, South 14° 46 minutes 45 seconds West a distance of 20.00 ft. to the south right-of-way line of said Pringle-Benjamin Road;

Thence, with said south right-of-way line, North 75° 14 minutes 18 seconds West a distance of 32.79 ft. to **the true point beginning** of said center line of said 20 ft. drainage easement;

Thence, North 26° 43 minutes 05 seconds East, passing the centerline of said Pringle-Benjamin Road, also being the south line of said 87.922 acre tract at 20.44 ft., a total distance of 507.68 ft.;

North 55° 20 minutes 17 seconds East a distance of 653.57 ft. to a 3/4 inch iron electrical conduit and yellow plastic caps stamped "R. I. Baker 5539" found at an angle point in the centerline of said Pringle-Benjamin Road, also being the northern terminus of said 20 ft. drainage easement.

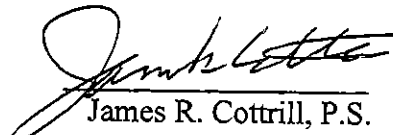
Bearings are based on the centerline of Pringle-Benjamin Road (North 20° 57 minutes 00 seconds East) as described and official record 183 page 506.

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 October 27, 2004 by James R. Cottrill registration #6858. (Job #S041012F)



  
James R. Cottrill, P.S.