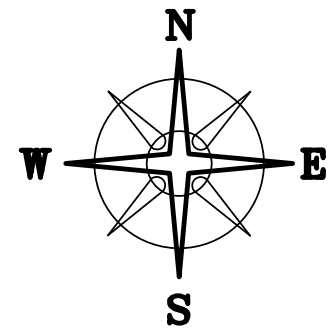


BEARING BASED ON A GPS OBSERVATION ON 10/19/10
WGS 1984 GEODETIC NORTH

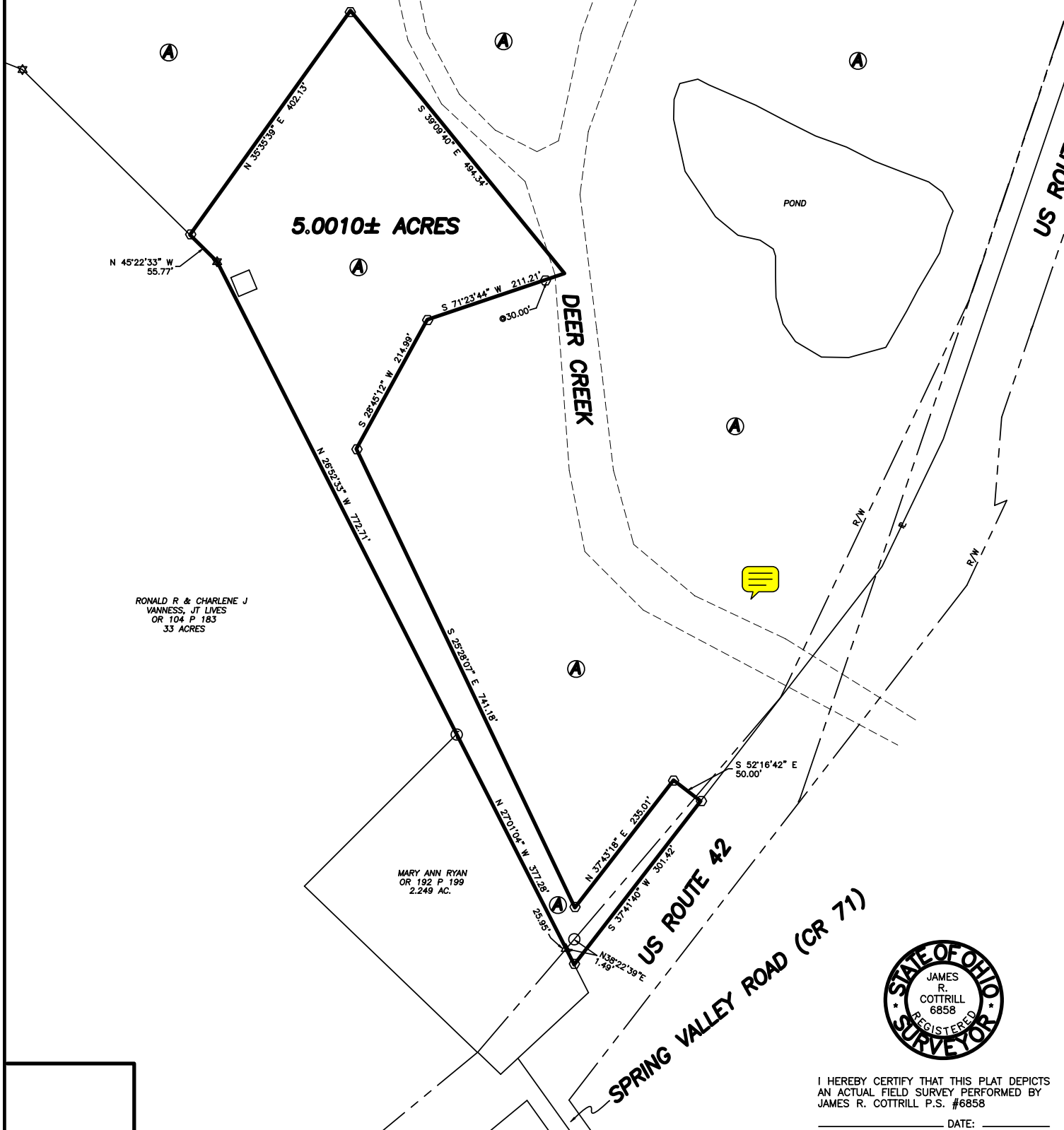


DEED REFERENCE
PAUL J & KIRSTEN J
GROSS, JT LIVES
OR 150 P 2069
44.438 ACRES

LEGEND

- ☆ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
- R/W MONUMENT (FOUND)
- Ⓣ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ 3/4" # ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "RI BAKER 5539" (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

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



RONALD R & CHARLENE J
VANNES, JT LIVES
OR 104 P 183
33 ACRES

MARY ANN RYAN
OR 192 P 199
2.249 AC.



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

COTTRILL SURVEYING, L.L.C.
6256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

5.0010± ACRES, VMS 3902,
DEER CREEK TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR PAUL GROSS

DATE DRAWN: 10/20/10	SCALE : 1" = 100'	CREW: MW
JOB # S101008	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

DATE: _____

5.0010 Acre Tract
Surveyed for Paul Gross

The following described 5.0010 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, VMS 3902, and being part of a 44.438 acre tract conveyed to Paul J. and Christine J. Gross by Official Record 150 page 2069, and being more particularly described as follows:

Beginning at an iron pin and cap set at the southwest corner of said 44.438 acre tract, said iron pin and cap is also in the northeast line of a 2.249 acre tract conveyed to Mary Ann Ryan by Official Record 192 page 199;

Thence, with the northeast line of said 2.249 acre tract, North 27° 01 minutes 04 seconds West, passing an a 3/4 inch diameter thin walled electrical conduit and yellow plastic cap stamped "R. I. Baker 5539" found at 25.95 ft., a total distance of 377.28 ft. to a "tee" bar and cap found at the northernmost corner of said 2.249 acre tract and corner to a 33 acre tract conveyed to Ronald R. and Charlene J. Vanness by Official Record 104 page 183;

Thence, with said 33 acre tract the following 2 courses:

- 1) North 26° 52 minutes 33 seconds West a distance of 772.71 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759" found
- 2) North 45° 22 minutes 33 seconds West a distance of 55.77 ft. to an iron pin and cap set

Thence, across said 44.438 acre tract the following 7 new courses:

- 1) North 35° 35 minutes 39 seconds East a distance of 402.13 ft. to an iron pin and cap set
- 2) South 39° 09 minutes 40 seconds East a distance of 494.34 ft. to a point in Deer Creek
- 3) South 71° 23 minutes 44 seconds West, passing an iron pin and cap set at 30.00 ft., a total distance of 211.21 ft. to an iron pin and cap set
- 4) South 28° 45 minutes 12 seconds West a distance of 214.99 ft. to an iron pin and cap set
- 5) South 25° 28 minutes 07 seconds East a distance of 741.18 ft. to an iron pin and cap set
- 6) North 37° 43 minutes 18 seconds East a distance of 235.01 ft. to an iron pin and cap set
- 7) South 52° 16 minutes 42 seconds East a distance of 50.00 ft. to an iron pin and cap set in the southeast line of said 44.438 acre tract;

Thence, with the southeast line of said 44.438 acre tract, South 37° 41 minutes 40 seconds West a distance of 301.42 ft. returning to the point beginning containing **5.0010 Acres** more or less.

Bearings are based on a GPS observation on 10/19/10, 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 October 20, 2010 by James R. Cottrill registration #6858. (Job #S101008B)

James R. Cottrill,