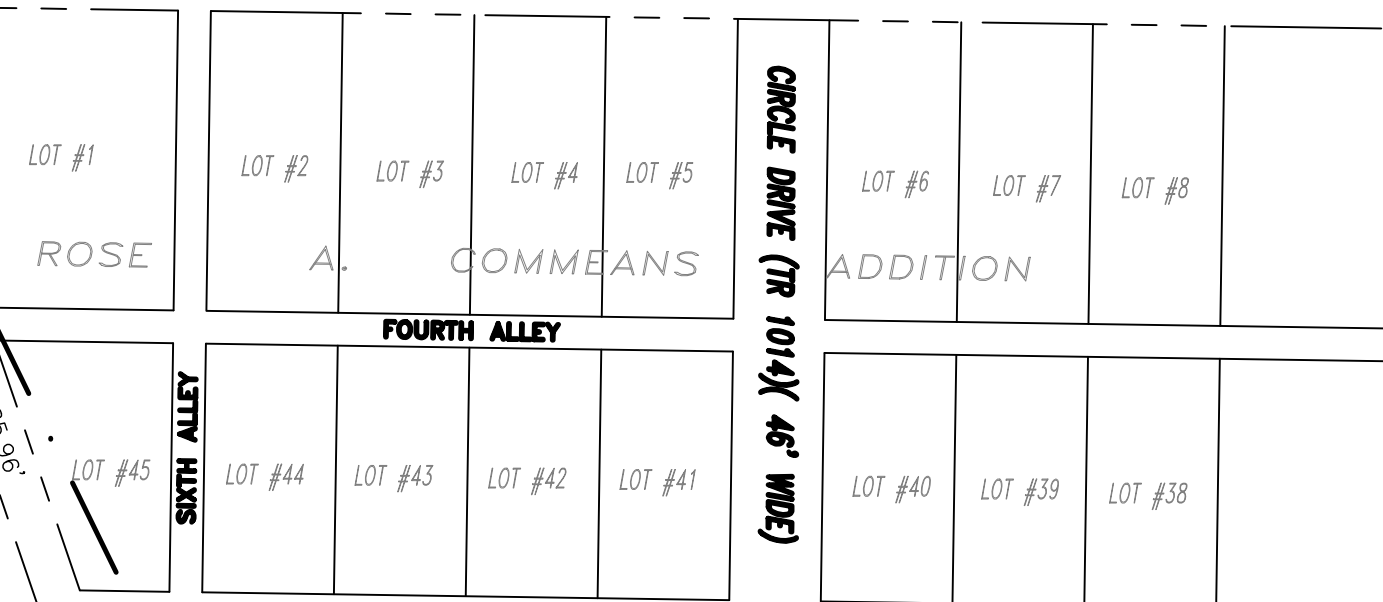


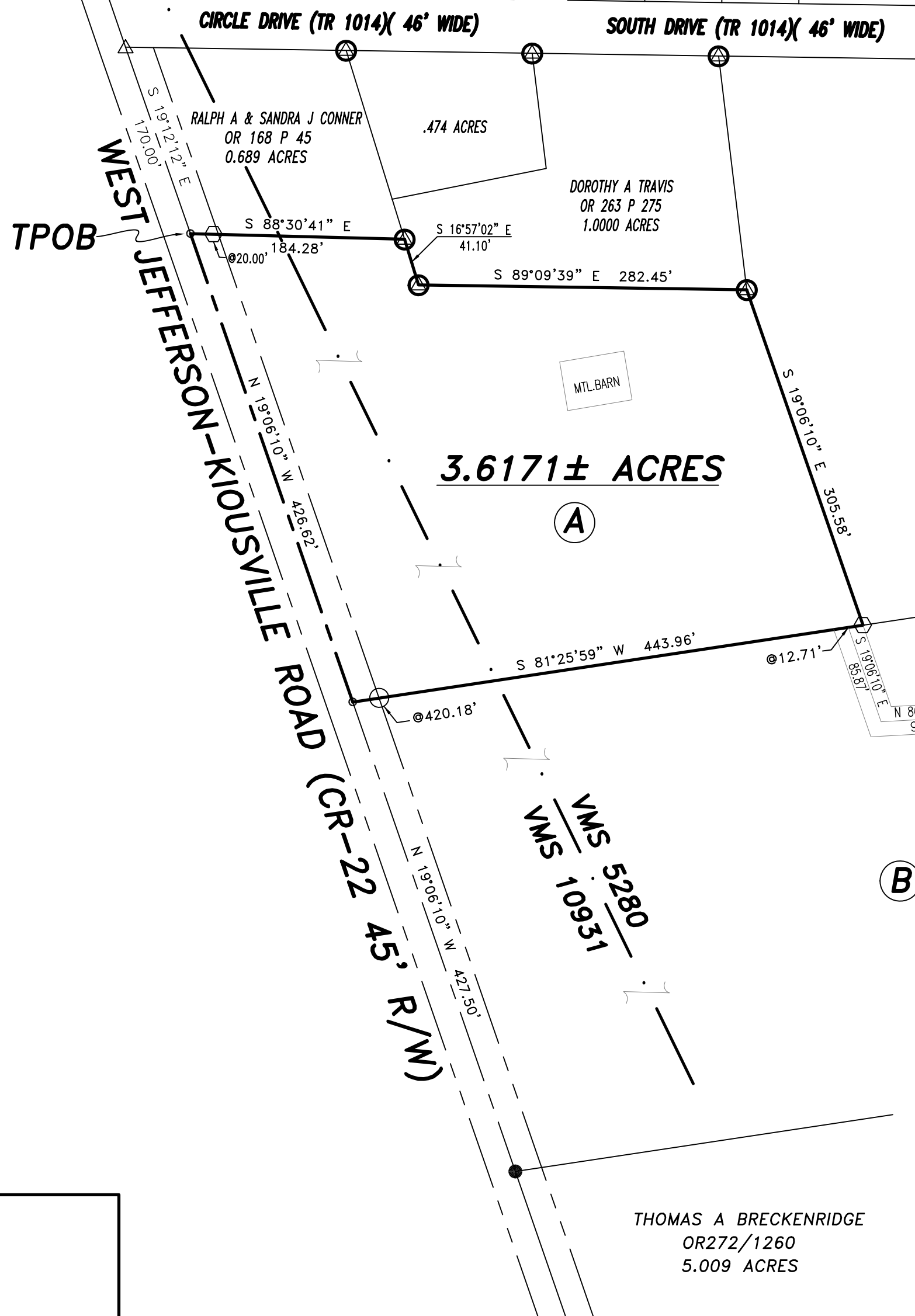
N:688885.632'
E:1749158.027

LILLY CHAPEL-GEORGESVILLE ROAD (45' R/W)(CR 102)



DEED REFERENCE
JOHN S & TRISHA R BOWSHIER
OFFICIAL RECORD 214 PAGE 576

- (A) 13.165 ACRES 07-00657.002
- (B) 19.269 ACRES 07-00657.001



3.6171± ACRES

VMS 5280
VMS 10931

BAKER CHRISTOPHER R
OR214/1419
5.519 ACRES

COUNTY DITCH #13

LEGEND

- ⊙ 3/4" IRON PIPE & ALUMINUM CAP STAMPED " NCB 5969" (FOUND)
- 3/4" IRON PIPE (FOUND)
- △ IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 8/22/14

COTTRILL SURVEYING, L.L.C.

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

3.6171± ACRES, VMS 5280 & 10931
FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHN BOWSHIER

DATE DRAWN:
8/19/14
JOB # S140804
F. B. #

SCALE : 1" = 100'
100' 50' 0 100'

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

Cottrill Surveying, LLC

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

3.6171 Acre Tract **Surveyed for John Bowshier**

The following describe 3.6171 acre tract is situated in the state of Ohio, Madison County, Fairfield Township, VMS 5280 and 10931, and being part of a 13.165 acre tract (07-00657.002) conveyed to John S and Trisha R Bowshier by Official Record 214 page 576, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Lilly Chapel – Georgesville Road (45 feet right-of-way)(County Road 102) with West Jefferson – Kiousville Road (County Road 22) (45 feet right-of-way);

Thence, with the centerline of said West Jefferson – Kiousville Road the following two courses:

- 1) South 18° 54' 23" East a distance of 385.96 feet to a railroad spike found at the Northwest corner of a 0.689 acre tract conveyed to Ralph A and Sandra J Conner by Official Record 168 page 45
- 2) South 19° 12' 12" East a distance of 170.00 feet to a mag nail set at the Southwest corner of said 0.689 acre tract and **The True Point of Beginning**;

Thence, with the South line of said 0.689 acre tract, **South 88° 30' 41" East**, passing an iron pin and cap set at 20.00 feet, a total distance of **184.28 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found in the West line of a 1.0000 acre tract conveyed to Dorothy A Travis by Official Record 263 page 275;

Thence, with said 1.0000 acre tract the following two courses:

- 1) **South 16° 57' 02" East** a distance of **41.10 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found
- 2) **South 89° 09' 39" East** a distance of **282.45 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found;

Thence, with a new line across said 13.165 acre tract, **South 19° 06' 10" East** a distance of **305.58 feet** to an iron pin and cap set in the North line of a 19.269 acre tract also conveyed to John S and Trisha R Bowshier by Official Record 214 page 576;

Thence, with the North line of said 19.269 acre tract, **South 81° 25' 59" West**, passing a 3/4 inch diameter iron pipe found at 420.18 feet, a total distance of **443.96 feet** to a mag nail set in the centerline of said West Jefferson – Kiousville Road;

Thence, with the centerline of said West Jefferson – Kiousville Road, **North 19° 06' 10" West** a distance of **426.62 feet** returning to **The True Point of Beginning** containing **3.6171 Acres** more or less.

With the benefit of the following described 25 feet Drainage Easement, said Drainage Easement extends across said 19.269 acre tract from the South line of the hereinabove described 3.6171 acre tract to the centerline of County Ditch #13 and is tangent to and 12.5 feet left and right of the following describe centerline: beginning at a point in the South line of the hereinabove described 3.6171 acre tract, said point bears South 81° 25' 59" West a distance of 12.71 feet from an iron pin and cap set at the Southeast corner of said 3.6171 acre tract; thence, across said 19.269 acre tract the following 8 courses: (1) South 19° 06' 10" East a distance of 85.87 feet, (2) North 86° 47' 53" East a distance of 90.30 feet, (3) South 80° 58' 41" East a distance of 67.01 feet, (4) North 84° 26' 35" East a distance of 267.54 feet, (5) North 55° 18' 08" East a

distance of 69.42 feet, (6) North 76° 28' 18" East a distance of 178.22 feet, (7) North 86° 35' 11" East a distance of 127.13 feet, (8) North 54° 07' 19" East a distance of 150.58 feet to a point in the centerline of said County Ditch #13 and the Eastern terminus of said Drainage Easement;

Bearings are based on a GPS observation on August 18, 2014, 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 August 20, 2014 by James R. Cottrill registration #6858. (Job #S140804-3-6171AC)

James R. Cottrill, PS