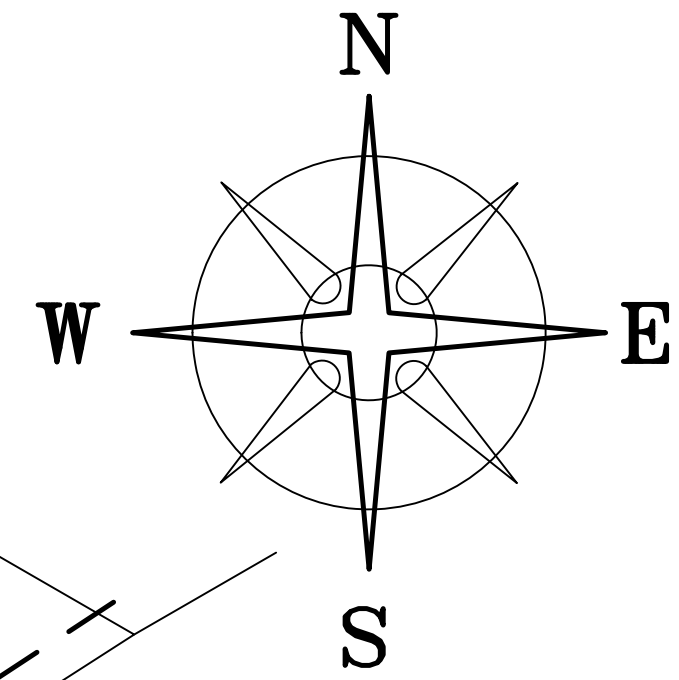


BEARINGS ARE BASED ON A GPS OBSERVATION ON 5/22/14
WGS 1984 GEODETIC NORTH



DEED REFERENCE

ROGER L. TIMMONS, TRUSTEE
JOSEPH C. & MICHAEL B TIMMONS
OR 132 P 1435

- (A) 100.67 ORIG. ACRES TRACT II
08-01020.000 & 01-00423.000
- (B) 52 ORIG. ACRES TRACT III
08-01021.000
- (C) 54.5 ORIG. ACRES TRACT IV
08-01020.000
- (D) 25 ORIG. ACRES TRACT VIII
08-01020.000
- (E) 18.04 ACRES TRACT IX
08-01020.000
- (F) 11.128 ACRES
01-00423.000

LEGEND

- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ MADISON COUNTY MONUMENT 12-40 (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

REVISED 7/03/14

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

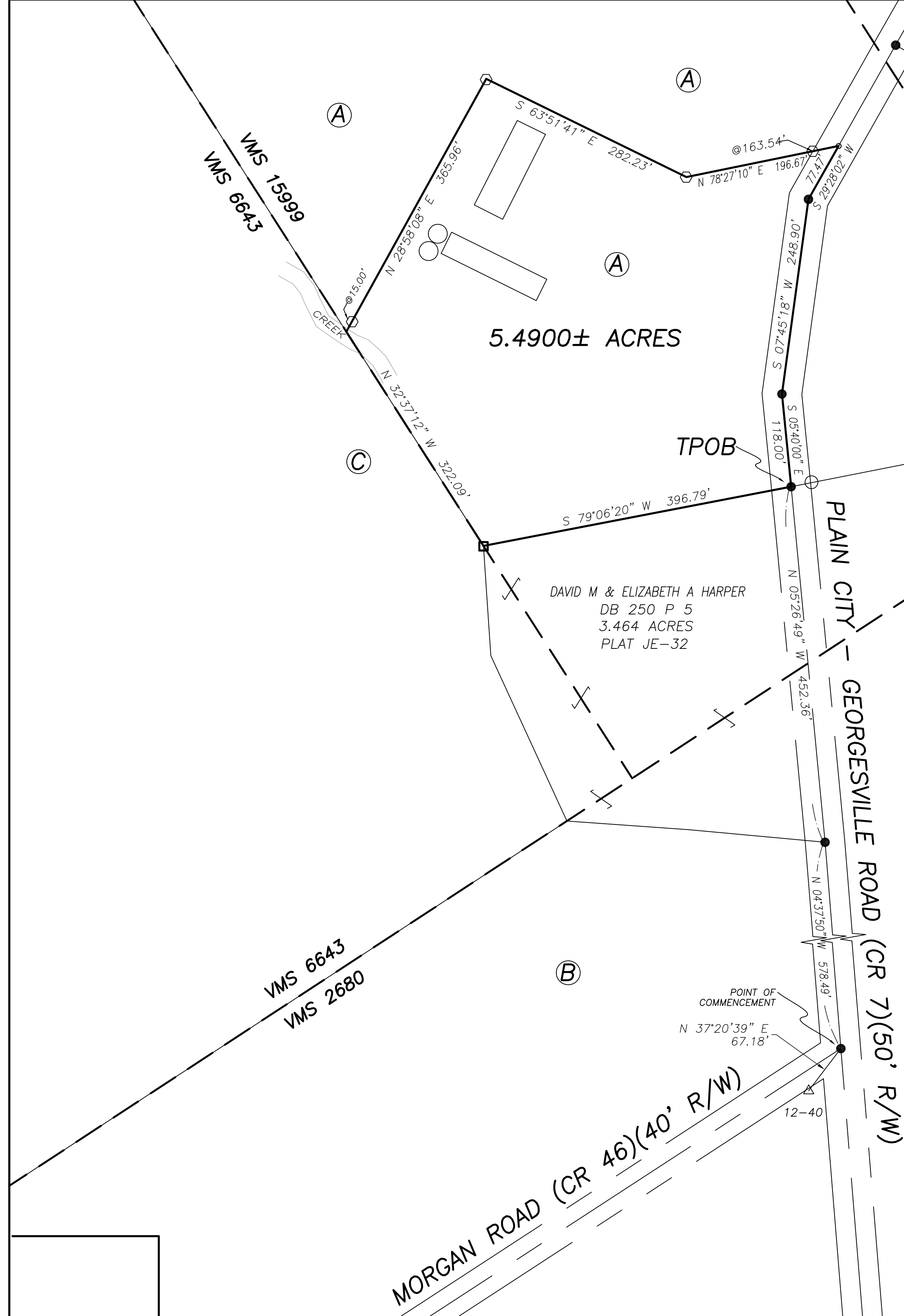
**5.4900± ACRES, VMS 15999,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOE TIMMONS**

DATE DRAWN: 5/29/14	SCALE : 1" = 100'	CREW: MW
JOB # S140510	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:



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

DATE: 7/03/14



Cottrill Surveying, LLC

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

5.4900 Acre Tract Surveyed for Joe Timmons

The following described 5.4900 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 15999, and being part of the original 100.67 acre tract (Tract III)(0801020.000) conveyed to Roger L Timmons, Trustee, Joseph C Timmons, and Michael B Timmons by Official Record 132 page 1435, and being more victory described as follows:

Commencing at an iron pin found at the centerline intersection of Plain City-Georgesville Road (County Road 87)(50 feet Right-Of-Way) with the centerline of Morgan Road (40 feet Right-Of-Way)(County Road 46), said iron pin bears North 37° 20' 39" East a distance of 67.18 feet from Madison County control monument **12 – 40**;

Thence, with the centerline of said Plain City-Georgesville Road, the following 2 courses:

- 1) North 04° 37' 50" West a distance of 578.49 feet to an iron pin found at the Southeast corner of a 3.464 acre tract conveyed to David M and Elizabeth A Harper by Deed Book 250 page 5
- 2) North 05° 26' 49" West a distance of 452.36 feet to an iron pin found corner to the residual of said 100.67 acre tract and the Northeast corner of said 3.464 acre tract and **The True Point of Beginning**;

Thence, with the North line of said 3.464 acre tract, **South 79° 06' 20" West** a distance of **396.79 feet** to a 12 in.² concrete fence post found in the East line of a 54.5 original acre tract (Tract IV) conveyed to Roger L Timmons, Trustee, Joseph C Timmons, and Michael B Timmons by Official Record 132 page 1435, said fence post is also in the line between VMS 15999 and 6643;

Thence, with the East line of said original 54.5 acre tract and said VMS line, **North 32° 37' 12" West** a distance of **322.09 feet** to a point in a small creek with no name;

Thence, across said 100.67 acre tract the following three new courses:

- 1) **North 28° 58' 08" East**, passing an iron pin and cap set at 15.00 feet, a total distance of **365.96 feet** to an iron pin and cap set
- 2) **South 63° 51' 41" East** a distance of **282.23 feet** to an iron pin and cap set
- 3) **North 78° 27' 10" East**, passing an iron pin and cap set at 163.54 feet, a total distance of **196.67 feet** to a mag nail set in the centerline of said Plain City-Georgesville Road;

Thence, with the centerline of said Plain City-Georgesville Road, the following three courses:

- 1) **South 29° 28' 02" West** a distance of **77.47 feet** to an iron pin found
- 2) **South 07° 45' 18" West** a distance of **248.90 feet** to an iron pin found
- 3) **South 05° 40' 00" East** a distance of **118.00 feet** returning to **The True Point of Beginning** containing **5.4900 Acres** more or less.

Bearings are bases on a GPS observation on May 22nd 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 July 3, 2014 by James R. Cottrill registration #6858. (Job #S140510-5-4900AC) revised 7/3/14

James R. Cottrill, PS