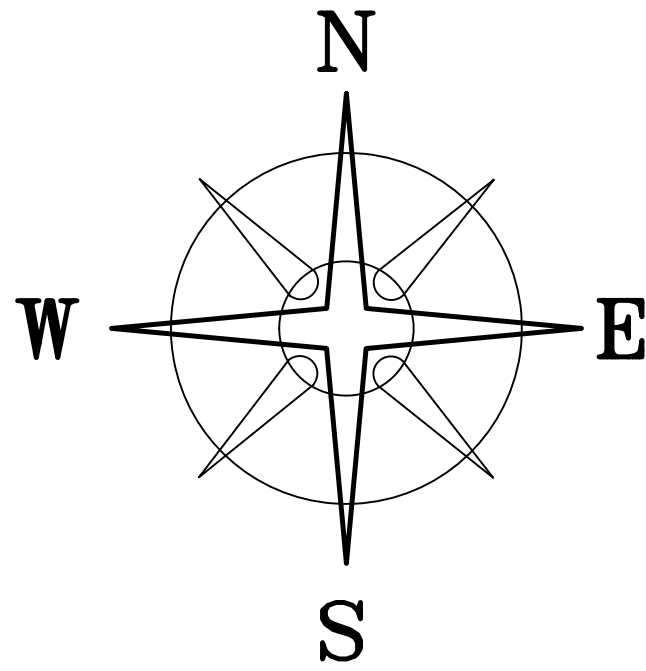


BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/29/15
WGS 1984 GEODETIC NORTH.



TPOB
N=638127.967'
E=1751964.152'

MATTHEW W. MASON, ET.AL.
OR 301 P 1878
77.3803 RESIDUAL ACRES
138 ORIG. ACRES
PARCEL 1, TRACT 2

MATTHEW W. MASON, ET.AL.
OR 301 P 1878
149 ORIG. ACRES
PARCEL 1, TRACT 3

39.1827± ACRES

WITTICH FARMS
DB 256 P 489
224.873 ACRES

BILL J WARNER
OR 294 P 181
77.3803 RESIDUAL ACRES
102.9 ACRES (-1/2 AC FOR SCHOOL)
TRACT 1
17-00574.000

THOMAS F & JOY EVANS
DB 272 P 655
20.0 ACRES
17-00574.001

BAKER PLATE
23-87
20.0 ACRES

JAMES F CHAPIN
DB 273 P 408
21.87 ACRES
51-87

CAROL J WARNER
OR 21 P 333
4.856 ACRES
0.1643 ACRES
23-87

EDWIN R MASON
DB 252 P 454
4.007 ACRES

A254.95'
R5728.63'
BN 46°25'01" W
C254.94'
Δ D2°33'00"
DOC1°00'01"

EDWIN R MASON
OR 6 P 241
86.985 ACRES

DEED REFERENCE

LINDA S EDGINGTON
OR 10 P 183
92.50 ACRES TRACT THREE
17-00453.001

(A) 12.18 ORIG. ACRES TRACT TWO
17-00453.001

10.142 RESIDUAL ACRES
ODOT R/W PLANS

MADISON COUNTY
S.H. 243 SEC.B.
SHEETS 5, 6 & 7 OF 30

LEGEND

- ⊙ 10" Ø WOOD FENCE POST (FOUND)
- 1/2" Ø IRON ELECTRICAL CONDUIT (FOUND)
- ⬡ 5/8" Ø 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: _____

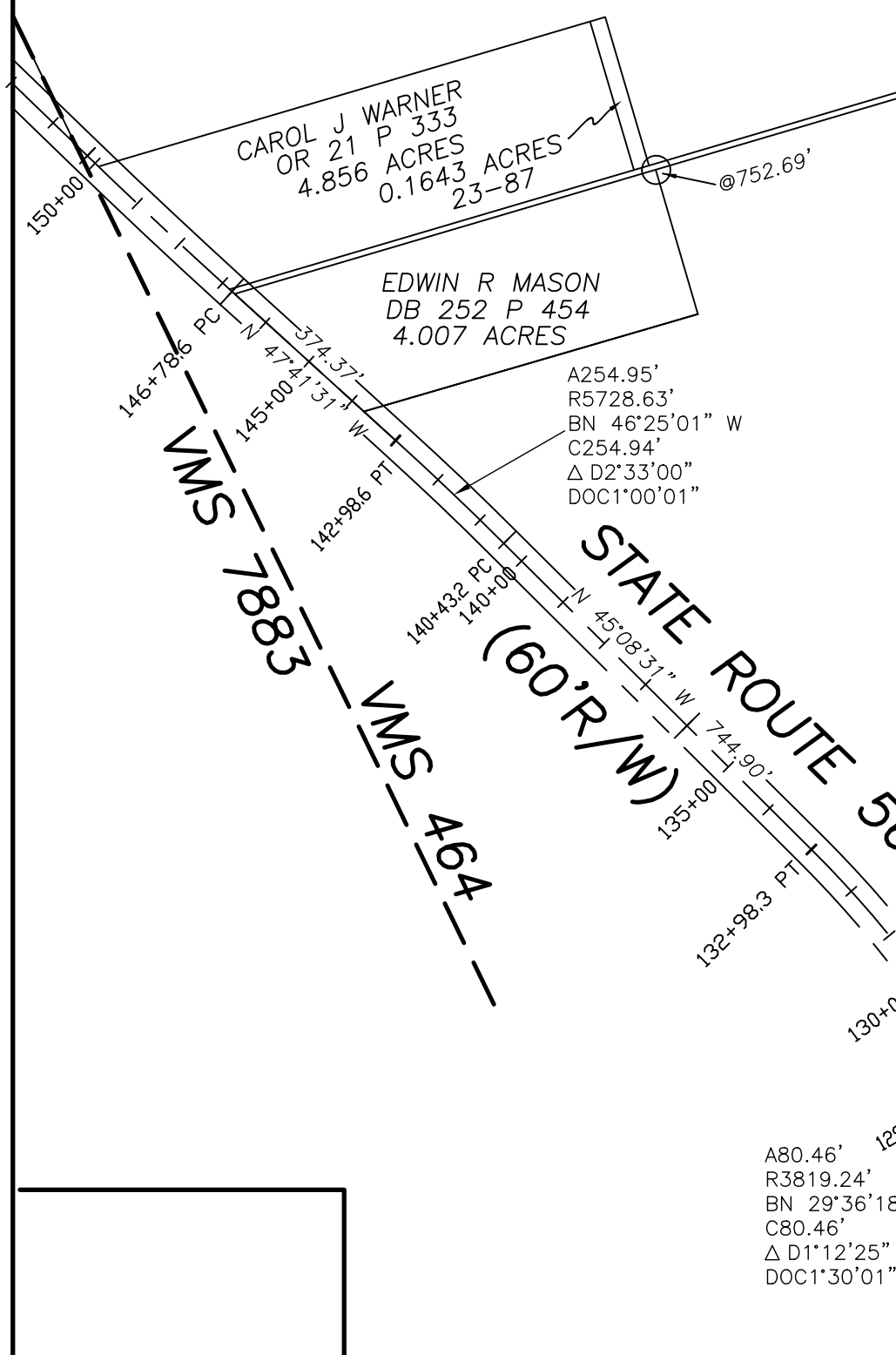
COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

**39.1827± ACRES, VMS 464,
PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WARNERS**

DATE DRAWN:
02/09/15
JOB # S150103
F. B. #

SCALE : 1" = 300'
300' 150' 0 300'

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



A497.71'
R1909.80'
BN 37°40'31" W
C496.36'
Δ D14°56'00"
DOC3°00'02"

A80.46'
R3819.24'
BN 29°36'18" W
C80.46'
Δ D1°12'25"
DOC1°30'01"

**FITZGERALD OUTLET
(TR 157)(30'R/W)**

POINT OF COMMENCEMENT

Cottrill Surveying, LLC

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

39.1827 Acre Tract Surveyed for Warners

The following described 39.1827 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, VMS 464, and being part of a 92.50 acre tract (Tract Three) (parcel #17-00453.001) and all that remains of a 10.142 acre tract (12.18 original acres) (Tract Two) (Parcel #17-00453.001) both tracts conveyed to Linda S Edgington by Official Record 10 page 183, and being more particularly described as follows:

Commencing at the centerline intersection of Fitzgerald Outlet (Township Road 157) (30 Feet Right-Of-Way) with State Route 56 (60 Feet Right-Of-Way);

Thence, with the centerline of said State Route 56, the following six courses:

- 1) with a curve to the left, radius equals 3819.24 feet, cord bears North 29° 36' 18" West a chord length of 80.46 feet to a point in said centerline
- 2) North 30° 12' 31" West a distance of 139.90 feet to a point in said centerline
- 3) with a curve to the left, radius equals 1909.80 feet, cord bears North 37° 40' 31" West a chord length of 496.36 feet to a point in said centerline
- 4) North 45° 08' 31" West a distance of 744.90 feet to a point in said centerline
- 5) with a curve to the left, radius equals 5728.63 feet, cord bears North 46° 25' 01" West a chord length of 254.94 feet to a point in said centerline
- 6) North 47° 41' 31" West a distance of 374.37 feet to the northwest corner of a 4.007 acre tract conveyed to Edwin R Mason by Deed Book 252 page 454 also being the southwest corner of a 20.0 acre tract conveyed to Thomas F and Joy Evans by Deed Book 272 page 655;

Thence, with said 20.0 acre tract the following two courses:

- 1) North 73° 33' 57" East, passing a ½" diameter iron electrical conduit found at the northwest corner of and 86.985 acre tract conveyed to Edwin R Mason by Official Record 6 page 241 at 752.69 feet, a total distance of 3360.11 feet to an iron pin and cap set at the northwest corner of said 86.985 acre tract and corner to said 92.50 acre tract
- 2) North 09° 07' 48" West, passing an iron pin and cap set at 632.77 feet, a total distance of 1270.77 feet to a 10 inch diameter wood fence post found in the south line of a 77.3803 residual acre tract conveyed to Matthew W Mason, et al. by Official Record 301 page 1878 and **The True Point of Beginning**;

Thence, with the south line of said 77.3803 residual acre tract, **North 72° 56' 40" East**, passing an iron pin and cap set at 10.00 feet, passing a corner of a 149 original acre tract also conveyed to Matthew W Mason, et al. by Official Record 301 page 1878 at 381.30 feet, passing the northern corner common to said 92.50 and 10.142 acre tracts at 1684.74 feet, and passing an iron pin and cap set at 2164.30 feet, a total distance of **2381.30 feet** to a point in the centerline of Deer Creek;

Thence, with the centerline of said Deer Creek courses:

- 1) **South 01° 15' 17" West** a distance of **721.86 feet**
- 2) **South 12° 34' 33" East** a distance of **343.28 feet** to the northeast corner of a 21.87 acre tract conveyed to James F Chapman by Deed Book 273 page 408;

Thence, across said 92.50 and 10.142 acre tracts the following six new courses:

- 1) **North 75° 15' 09" West**, passing an iron pin and cap set at 125.00 feet, a total distance of **457.42 feet** to an iron pin and caps set
- 2) **South 87° 04' 49" West**, passing the line between said 92.50 and 10.142 acre tracts at 17.16 feet, a total distance of **469.33 feet** to an iron pin and cap set
- 3) **South 79° 04' 28" West** a distance of **535.28 feet** to an iron pin and cap set
- 4) **South 21° 56' 57" West** a distance of **180.99 feet** to an iron pin and cap set
- 5) **South 68° 35' 18" West** a distance of **288.48 feet** to an iron pin and cap set
- 6) **North 88° 41' 47" West** a distance of **461.52 feet** to an iron pin and cap set in the east line of said 20.0 acre tract;

Thence, with the east line of said 20.0 acre tract, **North 09° 07' 48" West** a distance of **638.00 feet** returning to **The True Point of Beginning** containing **39.1827 Acres** more or less of which 28.1401 acres more or less is part of said 92.50 acre tract and 11.0426 acres more or less is all that remains of said 10.142 acre tract.

Bearings are based on a GPS observation on January 29, 2015, 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 February 9, 2015 by James R. Cottrill registration #6858. (Job #S150103-39-1827AC)

James R. Cottrill, PS