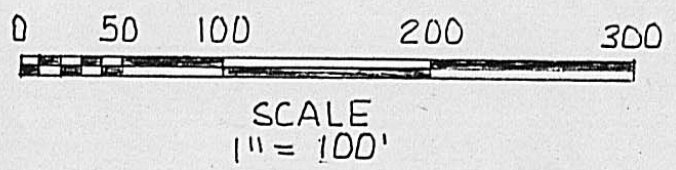
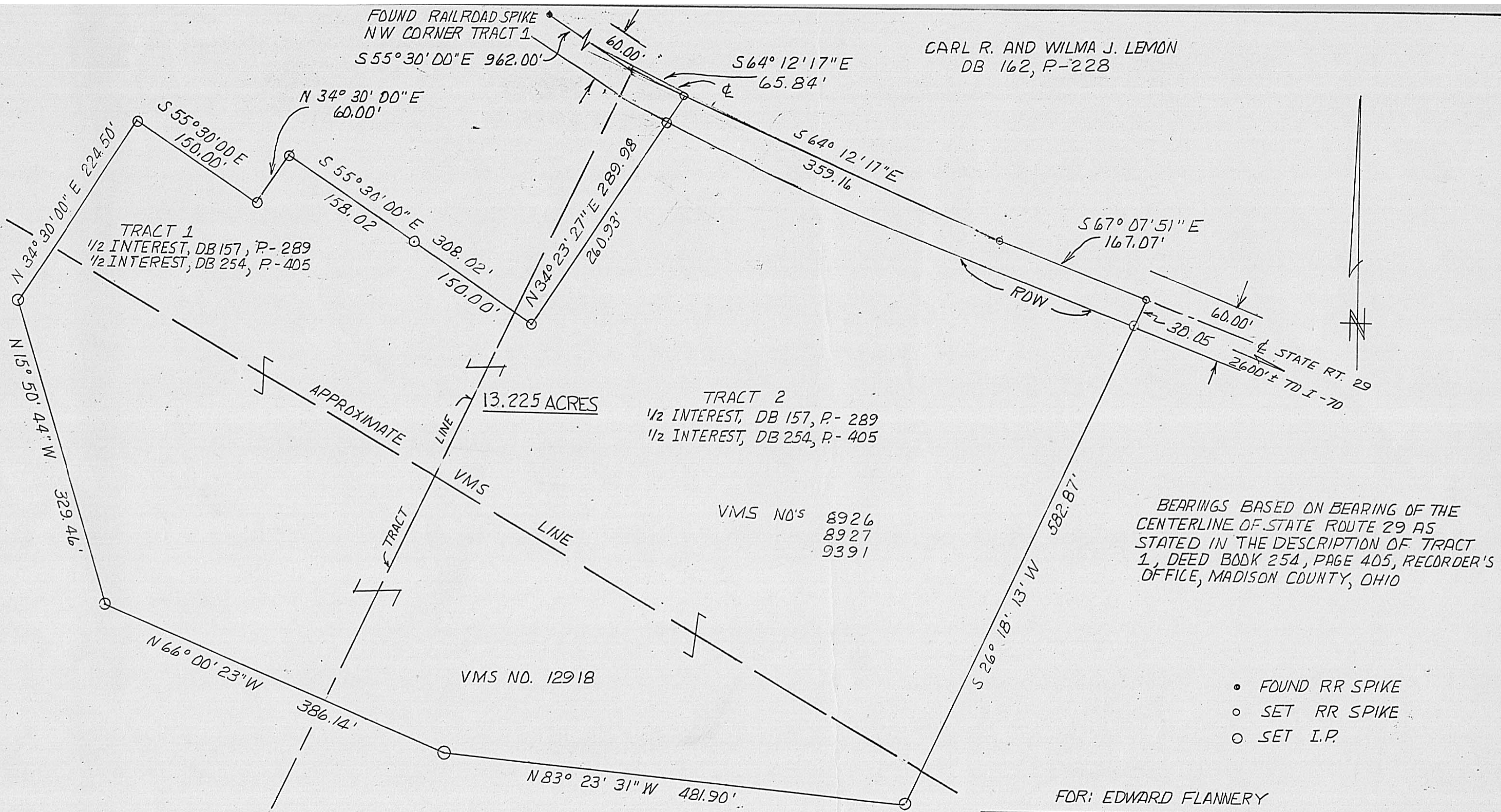


CARL R. AND WILMA J. LEMON
DB 162, P-228



Nelson C. McLarkey, REGISTERED SURVEYOR # 6976

FOR: EDWARD FLANNERY

REVISIONS			THE THOMAS ENGINEERING AND SURVEYING CO. 8803 SULLIVANT AVE. COLUMBUS, OHIO, 43228
NO.	DATE	BY	
1	May 12, 1986	NCM	PLAT OF SURVEY OF A 13.000 ACRE TRACT ON STATE ROUTE 29 BEING A PART OF VMS NO'S 12918, 8926, 8927 AND 9391, JEFFERSON TWP. MADISON COUNTY OHIO
			DRAWN BY NCM
			CHK'D
			SCALE 1" = 100'
			DATE: MAY 7, 86
			DRAWING NO. F-519

26-86

Being a part of Virginia Military Survey Numbers 12918, 8926, 8927 and 9391, and being 13.225 acres out of a 101.07 acre First Tract and a 100.28 acre Second Tract, an entire undivided one-half (1/2) interest being conveyed to Cecil Edward Flannery, by deed of record in Deed Book 254, page 405, Recorder's Office, Madison County, Ohio and the remaining undivided one-half (1/2) interest being conveyed to Cecil Edward Flannery by deed of record in Deed Book 157, page 289, Recorder's Office, Madison County, Ohio, said 13.225 acre tract being more particularly described as follows:

Beginning for reference at a found railroad spike at the northwest corner of said 101.07 acre First Tract, in the centerline of State Route 29; thence with the north boundary of said 101.07 acre First Tract and with the centerline of said State Route 29, South 55 degrees, 30 minutes, 00 seconds East 962.00 feet to the northeasterly corner of said 101.07 acre First Tract and the northwesterly corner of said 100.28 acre Second Tract; thence leaving the centerline of said State Route 29, remaining within the sixty foot right-of-way of said State Route 29 and continuing with the north boundary of the 100.28 acre Second Tract, South 64 degrees, 12 minutes, 17 seconds East 65.84 feet to a set railroad spike and the true point of beginning; thence continuing with the north boundary of said 100.28 acre Second Tract.

South 64 degrees, 12 minutes, 17 seconds East 359.16 feet to a set railroad spike in the centerline of said State Route 29; thence continuing with the north line of said 100.28 acre Second Tract and with the centerline of said State Route 29;

South 67 degrees, 07 minutes, 51 seconds East 167.07 feet to a set railroad spike at the northeast corner of the herein described 13.225 acre tract; thence leaving the north line of said 100.28 acre Second Tract and the centerline of said State Route 29 and with a line of the herein described 13.225 acre tract and crossing said 100.28 acre tract.

South 26 degrees, 18 minutes, 13 seconds West 582.87 feet to a set, solid iron pin with a yellow plastic cap, passing a set, solid iron pin with a yellow plastic cap at 30.05 feet; thence continuing across said 100.28 acre tract;

North 83 degrees, 23 minutes, 31 seconds West 481.90 feet to a set, solid iron pin with a yellow plastic cap; thence

North 66 degrees, 00 minutes, 23 seconds West 386.14 feet to a set, solid iron pin with a yellow plastic cap, passing into the 101.07 acre First Tract at 132.21 feet, more or less; thence

North 15 degrees, 50 minutes, 44 seconds West 329.41 feet to a set, solid iron pin with a yellow plastic cap; thence

North 34 degrees, 30 minutes, 00 seconds East 224.50 feet to a set, solid iron pin with a yellow plastic cap; thence

South 55 degrees, 30 minutes, 00 seconds East 150.00 feet to a set, solid iron pin with a yellow plastic cap; thence

North 34 degrees, 30 minutes, 00 seconds East 60.00 feet to a set, solid iron pin with a yellow plastic cap; thence

South 55 degrees, 30 minutes, 00 seconds East 308.02 feet to a set, solid iron pin with a yellow plastic cap, passing a set, solid iron pin with a yellow plastic cap at 158.02 feet; thence

North 34 degrees, 23 minutes, 27 seconds East 289.98 feet to the point of beginning, passing a set, solid iron pin with a yellow plastic cap at 260.93 feet, containing 13.225 acres, subject, however, to all legal rights-of-way and easements of record.

The bearings of this description are based on the bearing of the centerline of State Route 29 as stated in the description for Tract 1, Deed Book 254, Page 405, Recorder's Office, Madison County, Ohio.

The aforementioned set, solid iron pins with yellow plastic caps are 5/8 inch by 30 inch long rebar with yellow plastic caps having the name Thomas Engr. & Surveying impressed thereon.