

HELEN M. PHILLIPS
 D.B.109 PG. 203
 66.35 AC.

0.053 AC.*

0.075 AC.*

0.081 AC.*

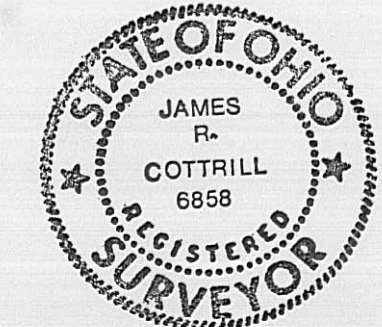
0.007 AC. REMAINING
 IN 2ND TRACT

HELEN M. PHILLIPS
 D.B.109 PG.203 (2ND TRACT)
 5.669 AC. (4.726 AC. BY THIS SURVEY)

7.379 ACRES

4.719 AC. FROM 2ND TRACT

THE SOUTHERN OHIO BANK
 D.B. 236 PG. 331
 284.06 AC.



I HEREBY CERTIFY THAT THIS PLAT
 DEPICTS AN ACTUAL FIELD SURVEY
 PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 11-28-86

JAMES R. COTTRILL P.S.
 8256 S.R. 207 N.E. MT. STERLING OH. PH. 869-3811

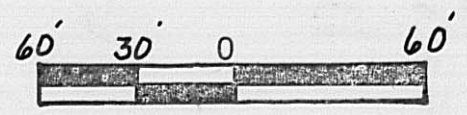
PLAT OF
 7.379 ACRES, V.M.S. 6654, JEFFERSON
 TOWNSHIP, COUNTY OF MADISON,
 STATE OF OHIO

DATE: 11-29-86

SCALE: 1" = 60'

19-87

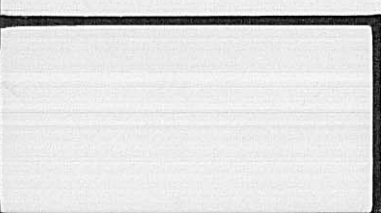
BEARINGS BASED ON THE $\text{\textcircled{C}}$ OF
 WEST JEFFERSON-KIOUSVILLE ROAD
 AS DESCRIBED IN D.B. 109 PG. 203



DETAIL N.T.S.

LEGEND

- $\text{\textcircled{O}}$ - 3/4" DIA. REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL 6858" (SET)
- \bullet - R.R. SPK. (SET)
- * - AREA WITHIN DRAINAGE EASEMENT



Situated in the State of Ohio, County of Madison, Township of Jefferson, V.M.S. 6654, being part of a 66.35 acre tract (1st tract) and 5.669 acre tract (2nd tract) (4.726 acre by this survey) both conveyed to Helen M. Phillips by Deed Book 109 Page 203, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of West Jefferson-Kiousville Road (45 feet wide) at the Southeasterly corner of said 5.669 acre tract and at the Northeasterly corner of a 284.06 acre tract conveyed to Southern Ohio Bank by Deed Book 236 Page 331;

Thence with the North line of said 284.06 acre tract South 84 deg. 32' 40" W. passing an iron pin set at 32.88 feet and also passing the Southwesterly corner of said 5.669 acre tract at 352.88 feet, a total distance of 463.77 feet to an iron pin set;

Thence, across said Phillips 66.35 acre tract with the following three courses:

- 1) North 9 deg. 07' 42" W. a distance of 464.43 feet to an iron pin set;
- 2) North 80 deg. 54' 52" E. a distance of 616.23 feet to an iron pin set;
- 3) South 60 deg. 50' 39" E. passing the North line of said Phillips 5.669 acre tract at 226.93 feet and also passing an iron pin set at 233.72 feet, a total distance of 256.22 feet to a point in the centerline of said West Jefferson-Kiousville Road;

Thence, with the centerline of West Jefferson-Kiousville Road South 37 deg. 30' 00" W. a distance of 487.72 feet to the point of beginning containing 7.379 acres, 4.719 acres from said 5.669 acre tract (2nd tract) (4.726 acres by this survey) and 2.660 acres from said 66.35 acres tract (1st tract).

Bearings are based on the centerline of West Jefferson-Kiousville Road as described in Deed Book 109 Page 203.

Also the following three drainage easements from the Northwestern line of the here-in above described 7.379 acre across Phillips said 66.35 acre tract to the centerline of a drainage ditch:

1) being 10 feet on each side (20 feet in total width) of the following described base line: beginning at a point on the North west line and bearing N. 80 deg. 54 min. 52 sec. East a distance of 63.39 feet from the Northwest corner of said 7.379 acre tract;

Thence, North 23 deg. 33 min. 54 sec. West a distance of 114.87 feet to the centerline of said drainage ditch containing 0.053 acre more or less.

2) being 10 feet on each side (20 feet in total width) of the following described base line: beginning at a point on the Northwest line and bearing North 80 deg. 54 min. 52 sec. East a distance of 295.67 feet from the Northwest corner of said 7.379 acre tract;

Thence, North 9 deg. 03 min. 22 sec. West a distance of 162.79 feet to the centerline of said drainage ditch containing 0.075 acres more or less.

3) being 10 feet on each side (20 feet in total width) of the following described base line: beginning at a point on the Northwest line and bearing North 80 deg. 54 min. 52 sec. East a distance of 508.74 feet from the Northwest corner of said 7.379 acre tract;

Thence, North 3 deg. 21 min. 35 sec. East a distance of 176.64 feet to the centerline of said drainage ditch containing 0.081 acres more or less.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, conditions, limitations, and reservations, of record, if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 3/4 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed November 28, 1986 by James R. Cottrill registration #6858.