

BEARINGS BASED ON THE SOUTHWEST LINE OF OUT LOT 1 (N34°11'44"W) AS SHOWN ON PLAT OF SOUTHAMPTON ESTATES.

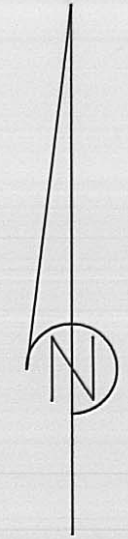
**LEGEND**

- P K NAIL (SET)
- 3/4" I.D. IRON PIPE (FOUND)
- φ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)

**DEED REFERENCE**

- ROBERT L. BRADFELD SR. et.al.  
 D.B. 193 PG. 34  
 (A) 73.47 AC. (BY DEED) TRACT 2  
 (B) 44.53 AC. (BY DEED) TRACT 3

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE 12-2-89



**JAMES R. COTTRILL P.S.**  
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF  
**30.8056 ACRES, V.M.S. 8480 & 6654,**  
**JEFFERSON TOWNSHIP, MADISON**  
**COUNTY, OHIO**

DATE: 12-2-89

SCALE: 1"=100'

100' 50' 0 100'

**34-90**



Situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 8480 and 6654, being part of a 73.47 acre tract (by deed) and 44.53 acre tract (by deed) conveyed to Robert L. Bradfield Etal. by Deed Book 193 Page 34 and being more particularly described as follows:

Beginning at a point in the centerline of West Jefferson-Kiousville Road (50 foot right-of-way) at the West corner of Out Lot #1 of Southhampton Estates and the North corner of said 44.53 acre tract, said point bears South 36 deg. 38 min. 25 sec. West a distance of 226.45 feet from the centerline intersection of Olmstead Road and West Jefferson-Kiousville Road ;

Thence, with the Southwest line of said Out Lot #1 South 34 deg. 11 min. 44 sec. East, passing a 3/4 inch diameter iron pipe found at 26.42 feet, a total distance of 226.45 feet to a 3/4 inch diameter iron pipe found at the West corner of Lot #3 of said Southhampton Estates;

Thence, with the Southwest line of said Lot #3 South 30 deg. 46 min. 59 sec. East a distance of 178.37 feet to a 3/4 inch diameter pipe found at the South corner of said Lot #3;

Thence, with the following two courses of Southhampton Estates:

1) South 34 deg. 12 min. 42 sec. East, passing the line between said 44.53 and 73.47 acre tracts at 696.15 feet, a total distance of 719.70 feet to a 3/4 inch diameter iron pipe found at the South corner of Out Lot #2;

2) North 55 deg. 48 min. 18 sec. East, passing the line between said 44.53 and 73.47 acre tracts at 77.84 feet, and also passing a 3/4 diameter pipe at 199.97 feet, a total distance of 224.97 feet to the centerline of Olmstead Road;

Thence, with the centerline of Olmstead Road South 34 deg. 11 min. 42 sec. East, passing the line between said 44.53 and 73.47 acre tracts at 45.50 feet, a total distance of 60.00 feet to the North corner of a 1.5003 acre tract conveyed to Dale W. and Judith F. Myers by Deed Book 274 Page 605;

Thence, with the following three courses of said 1.5003 acre tracts:

1) South 55 deg. 45 min. 45 sec. West, passing a 3/4 inch diameter pipe found at 25.00 feet, a total distance of 224.99 feet to a 3/4 inch diameter pipe found;

2) South 34 deg. 14 min. 49 sec. East, a distance of 267.25 feet to a 3/4 inch diameter pipe (found);

3) North 67 deg. 21 min. 40 sec. East, passing a 3/4 inch diameter pipe found at 204.16 feet, a total distance of 229.68 feet to the centerline of Olmstead Road;

Thence, with the following four lines of a 4.906 acre and 5.710 acre tract conveyed to Robert L. Bradfield Etal. by Deed Book 280 Page 110;

- 1) South 62 deg. 53 min. 51 sec. West a distance of 277.27 feet to a iron pin and cap set;
- 2) South 69 deg. 55 min. 44 sec. West a distance of 610.00 feet to a 3/4 inch diameter pipe found;
- 3) South 69 deg. 55 min. 44 sec. West a distance of 116.53 feet to an iron pin and cap set;
- 4) South 22 deg. 30 min. 58 sec. East a distance of 41.45 feet to an iron pin and cap set;

Thence, with a new line across said 73.47 acre tract, South 86 deg. 36 min. 46 sec. West a distance of 548.04 feet to a "tee bar and cap found at the East corner of a 2.153 acre tract conveyed to Williams S. and Janice M. Sweet by Deed Book 159 Page 107;

Thence, with the Northeast line of said 2.153 acre tract North 28 deg. 35 min. 21 sec. West, passing a tee bar and cap found at 616.41 feet, a total distance of 638.41 feet to the centerline of West Jefferson-Kiousville Road;

Thence, with said centerline North 36 deg. 38 min. 25 sec. East, passing a corner common to both 44.53 acre and 73.47 acre tracts at 277.52 feet, a total distance of 1250.94 feet to the point of beginning containing 30.8056 acres more or less ( of which 14.5939 acres from said 44.53 acre tract and 16.2117 acres from said 73.47 acre tract)


Bearings are based on the Southwest line of Out Lot #1 (North 34 deg. 11 min. 44 sec. West as shown on plat of Southampton Estates.

All as shown on the plat attached herewith and made a part hereof.

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 #6858".

This description is based on a field survey performed December 2, 1989 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.