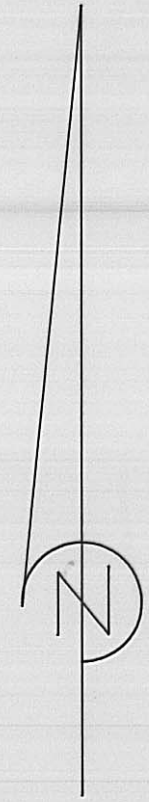


BEARINGS BASED ON THE ϕ OF WEST JEFFERSON - KIOUSVILLE ROAD (S 37°30'W) AS DESCRIBED IN D.B. 109 PG. 203.



DRAINAGE EASEMENT TO BE RETAINED BY THE GRANTORS, THEIR HEIRS & ASSIGNS

RICHARD A. CLARK &
ROBERT O. BARTON
D.B. 284 PG. 5
55.859 ACRES



4.0377 ACRES

N 00°21'00" E
80.24'

N 10°38'50" E
20.00'

ROBERT R. & PATRICIA A. BELL
D.B. 283 PG. 296
7.831 ACRES

50' DRAINAGE EASEMENT

N 67°00'04" W - 455.31'

N 67°00'04" W
23.24'

S 37°30'00" W - 284.18'

LEGEND

- RAILROAD SPIKE (SET)
- ⬡ 5/8" DIA. REBAR, & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT
DEPICTS AN ACTUAL FIELD SURVEY
PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 6-23-90

JAMES R. COTTRILL P.S.

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

PLAT OF

4.0377 ACRES, V.M.S. 6654,
JEFFERSON TOWNSHIP, MADISON
COUNTY, OHIO.

DATE:
6-25-90

SCALE: 1" = 50'
50' 25' 0' 50'

43-90

Situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 6654 and being part of a 55.859 acre tract conveyed to Richard A. Clark and Robert O. Barton Jr. by Deed Book 284 Page 5 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson-Kiousville Road (45 foot right-of-way) at the Northeast corner of said 55.859 acre tract;

Thence, with the centerline of West Jefferson-Kiousville Road South 37 deg. 30 min. 00 sec. West a distance of 354.82 feet to a railroad spike set at the true point of beginning;

Thence, continuing with the centerline of West Jefferson-Kiousville Road South 37 deg. 30 min. 00 sec. West a distance of 284.18 feet to a railroad spike set;

Thence, with a new line across said 55.859 acre tract North 79 deg. 33 min. 34 sec. West a distance of 430.43 feet to an iron pin and cap set in the East line of 7.831 acre tract conveyed to Robert R. and Patricia A. Bell by Deed Book 283 Page 296;

Thence, with said East line North 10 deg. 38 min. 50 sec. East a distance of 20 feet to an iron pin and cap found at the Northeast corner of said 7.831 acre tract;

Thence, with the following 4 new lines across said 55.859 acre tract:

1) North 0 deg. 21 min. 00 sec. East a distance of 80.24 feet to an iron pin and cap set;

2) North 6 deg. 24 min. 56 sec. East a distance of 273.70 feet to an iron pin and cap set;

3) South 74 deg. 23 min. 48 sec. East a distance of 377.49 feet to an iron pin and cap set;

4) South 58 deg. 10 min. 05 sec. East passing an iron pin and cap set at 208.00 feet a total distance of 233.00 feet returning to the point of beginning containing 4.0377 acres more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (South 37 deg. 30 min. West) as described in Deed Book 109 Page 203.

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

The above described 4.0377 acre tract is subject to the following two described drainage easements:

1) Beginning at an iron pin and cap set at the Northwest corner of the here-in-above described 4.0377 acre tract;

Thence, with the North line of said 4.0377 acre tract South 74 deg. 23 min. 48 sec. East a distance of 100.00 feet;

Thence, across said 4.0377 acre tract South 85 deg. 30 min. 10 sec. West a distance of 100.54 feet to a point in the West line of said 4.0377 acre tract;

Thence, with said West line North 06 deg. 24 min. 56 sec. East a distance of 35.00 feet to the point of beginning

Drainage easement #2:

Being a 50 foot drainage easement extending from the Northwest right-of-way line of West Jefferson-Kiousville Road (45 foot right-of-way) to the Northwest line of the here-in-above described 4.0377 acre tract and lying left of and adjacent to the following described baseline:

Beginning at a point in the Northwest right-of-way line of said West Jefferson-Kiousville Road said point bears North 67 deg. 00 min. 04 sec. West a distance of 23.24 feet from the Southeast corner of the here-in-above described 4.0377 acre tract;

Thence North 67 deg. 00 min. 04 sec. West a distance of 455.31 feet to an iron pin and cap set in the West line of said 4.0377 acre tract said point bears North 00 deg. 21 min. 00 sec. East a distance of 80.24 feet from the Northeast corner of Robert Bell's 7.831 acre tract;

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 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858,"

This description is based on a field survey performed June 23, 1990 by James R. Cottrill registration #6858,

A handwritten signature in cursive script, reading "James R. Cottrill", written over a horizontal line.

James R. Cottrill, P.S. #6858