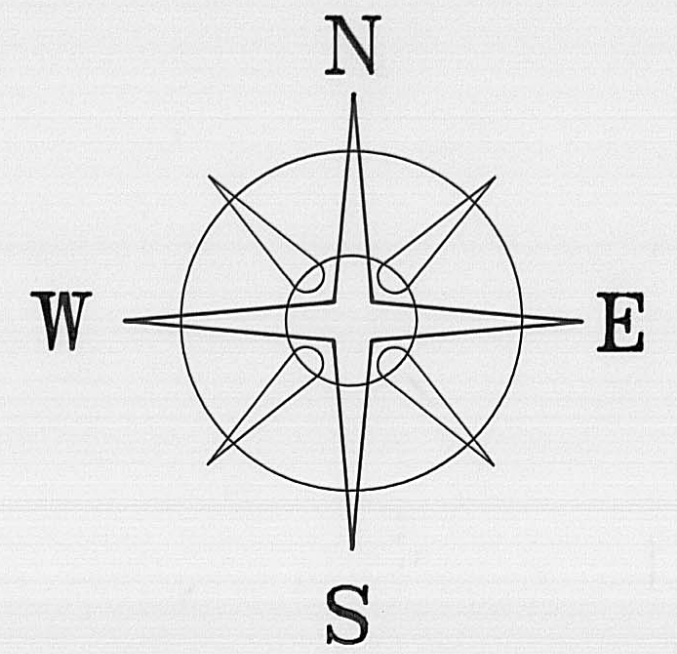




LEGEND

- RAIL ROAD SPIKE
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

KAREN L. GROVES et.al.
 D.B. 269 PG. 115
 0.334 AC. NET
 0.1 AC. TRACT WAS NEVER
 SUBTRACTED FROM THIS TRACT



BEARINGS ARE BASED ON THE EAST LINE OF CARSON'S TRACT TWO (S1°E) AS DESCRIBED IN D.B. 257 PG. 593.

DEED REFERENCE

DAVID E. & EARLENE M. CARSON
 D.B. 257 PG. 593

- (A) TRACT ONE (NO AREA GIVEN)
- (B) 0.1 AC. TRACT TWO

TRACT ONE HAS A 18.4' MATHEMATICAL CLOSURE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: _____

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

COMBINING TRACTS 1&2, VMS 6049,
 RANGE TOWNSHIP, MADISON COUNTY,
 STATE OF OHIO.

DATE DRAWN: 6-8-93	SCALE : 1" = 30'
JOB # S93066	30' 15' 0 30'
F. B. # 6	

Situated in the State of Ohio, Madison County, Range Township, V.M.S. 6049 being all of Tract one (no area given) and all of Tract two (0.1 acre) tract conveyed to David E. and Earlene M. Carson by Deed Book 257 Page 593 and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northeast line of Danville Road (County Road 8) (50 foot wide) with the North line of Range Street (50 foot wide) said iron pin and cap is at the Southwest corner of said Tract One

Thence, with the Northeast line of Danville Road North 26 deg. 34 min. 45 sec. West a distance of 146.99 feet to a railroad spike set at the Southwest corner of 16.5 foot alley

Thence, with the South line of the 16.5 foot alley North 89 deg. 24 min. 00 sec. East, passing the Northern corner common to said Tract One and Tract Two at 130.79 feet, a total distance of 163.79 feet to an iron pin and cap set corner to a 0.334 acre tract conveyed to Karen L. Groves, Etal. by Deed Book 269 Page 115;

Thence, with the West line of said 0.334 acre tract South 1 deg. 00 min. 00 sec. East a distance of 132.14 feet to an iron pin and cap set in the North line of Range Street;

Thence, with the North line of Range Street South 89 deg. 24 min. 00 sec. West, passing the Southern corner common to Tract One and Tract Two at 33.00 feet, a total distance of 100.32 feet to the point of beginning containing 0.401 acres more or less, of which 0.100 acres is from said 0.1 acre tract (tract two) and 0.301 acres is from said Tract One.

Bearings are based on the East line of Carson's Tract Two (South 01 deg. East) as described in Deed Book 257 Page 593.

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".

The foregoing description is the result of a new survey performed 6/8/93, by James R. Cottrill, Registration No. 6858.