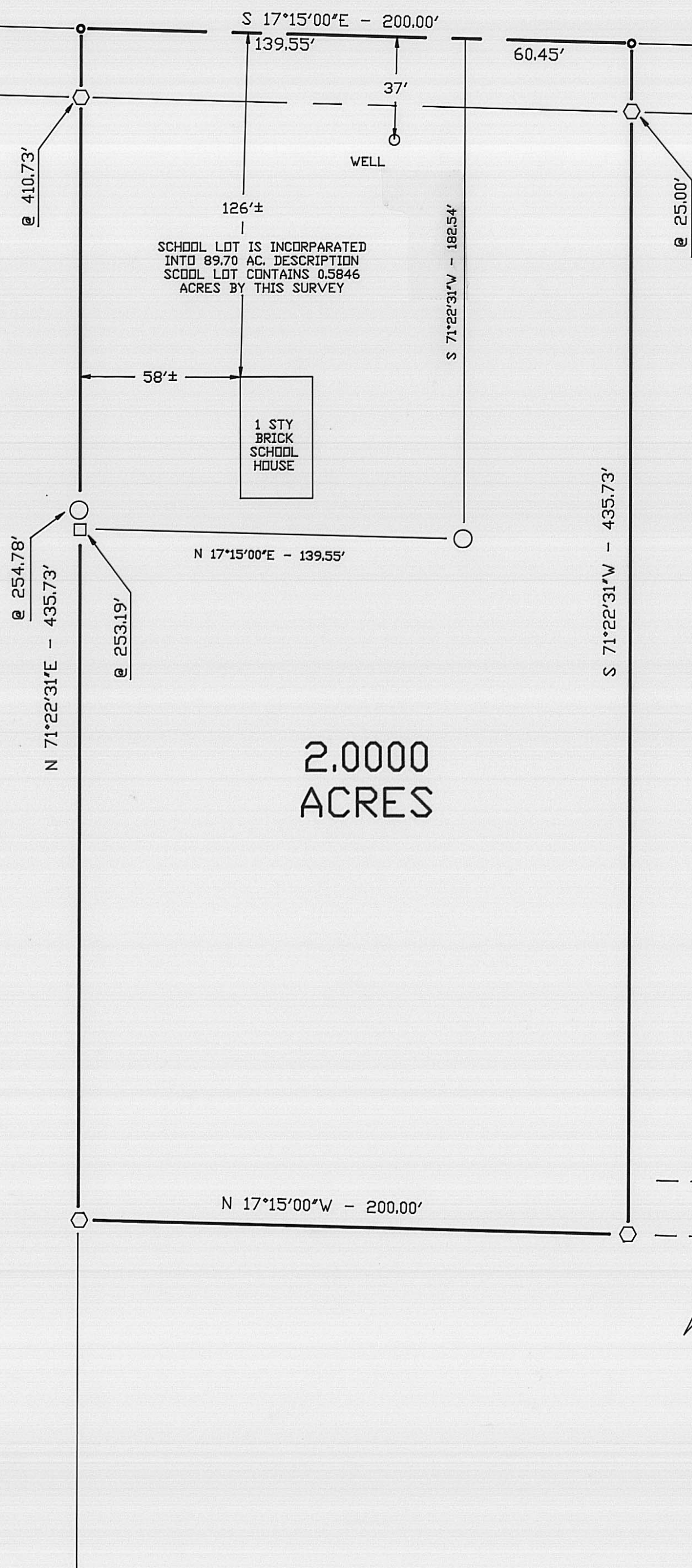


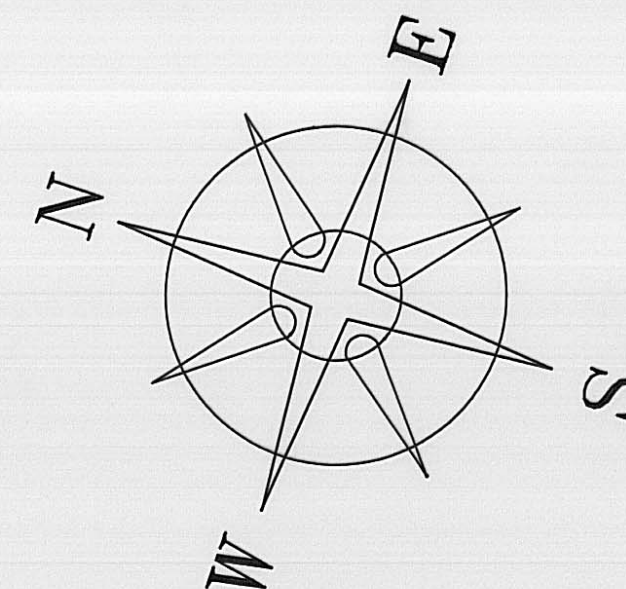
KIDUSVILLE - PALESTINE ROAD (CR 54) (50'R/W)

JAMES E. & CAROLYN
TEWKSBURY
D.B. 259 PG. 349
36.8 AC. (ORIG.)



BILL & KAY GRAHAM
D.B. 256 PG. 201
89.70 ACRES

2.0000
ACRES



BEARINGS BASED ON THE \angle OF KIDUSVILLE-PALESTINE ROAD
(S 17°15'E) AS DESCRIBED IN D.B. 256 PG. 201.

LEGEND

- 2 1/2" ϕ METAL FENCE POST
- 24" ϕ WHITE OAK STUMP
- P K NAIL
- ◊ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

20' DRAINAGE EASEMENT

EXISTING 12" ϕ TILE



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

James R. Cottrill DATE: 8-31-94

JAMES R. COTTRILL P.S.

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

2.0000 ACRES, VMS 1315,
PLEASANT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.

DATE DRAWN:
8-31-94
JOB # S94091
F. B. # 9

SCALE: 1" = 40'
40' 20' 0 40'

107-94

Description of 2.0000 Acre Tract

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 1315, being part of 89.70 acre tract conveyed to Bill & Ray Graham by Deed Book 256 Page 201 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Kiousville-Palestine Road (County Road 54) (50 foot right-of-way) said PK nail is at the Northeast corner of said 89.70 acre tract and the Southeast corner of a 36.8 acre (original acres) conveyed to James E. and Carolyn Tewksbury by Deed Book 259 Page 349;

Thence, with the centerline of said Kiousville-Palestine Road South 17 deg. 15 min. 00 sec. East, a distance of 200.00 feet to a PK nail set;

Thence, across said 89.70 acre tract the following two courses:

1) South 71 deg. 22 min. 31 sec. West passing an iron pin and cap set at 25.00 feet, a total distance of 435.73 feet to an iron pin and cap set

2) North 17 deg. 15 min. 00 sec. West, being parallel to the centerline of Kiousville-Palestine Road a distance of 200.00 feet to an iron pin and cap set in the South line of said 36.8 acre tract;

Thence, with said South line North 71 deg. 22 min. 31 sec. East, passing an iron pin and cap set at 410.73 feet a total distance of 435.73 feet to the point of beginning containing 2.0000 acres more or less.

The here-in-above described 2.0000 acre tract contains all of the school lot 0.6 acres 0.75 acres by Deed, said school was incorporated into the deed of said 89.70 acre tract.

Bearings are based on the centerline of Kiousville-Palestine Road (South 17 deg. 15 min. East) as described in Deed Book 256 Page 201.

With the benefit of a 20 foot drainage easement, said drainage easement is tangent to and left of the following described baseline:

Beginning at an iron pin and cap set at the Southwest corner of the here-in-above described 2.0000 acre tract

Thence, across said 89.70 acre tract South 17 deg. 15 min. 00 sec. East a distance of 650.00 feet to the Southern terminous of said 20 foot drainage easement.

All as shown on the plat attached 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 Aug. 31, 1994 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.
Registration #6858