

Survey Plat of an 18.988 acre tract,
part of a 26.935 acre tract (D.B. 227, Pg. 305, Madison Co. Rec. Office),
located in Virginia Military Survey No. 2682,
Jefferson Township, Madison County, Ohio

Victorge L. Mansfield
14.949 Ac.
D.B. 228, Pg. 30

18.988 AC.

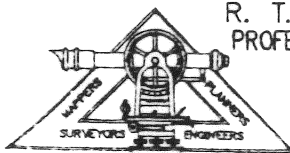
Audrey J. (Bruno) Beckett
26.935 Ac.
D.B. 227, Pg. 305

Harry E. Merritt
7.462 acres
D.B. 295, Pg. 850
O.R. 2, Pg. 239

PREPARED BY

R. T. PATRIDGE AND ASSOCIATES
PROFESSIONAL SURVEYORS AND ENGINEERS

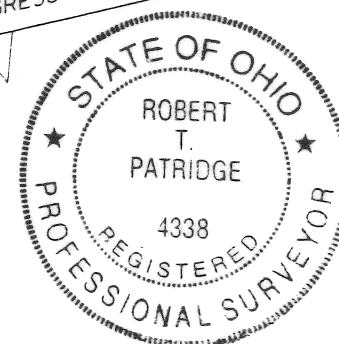
8460 DUBLIN ROAD
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57-94

LEGEND

- fnd. iron pin
- set iron pin (capped PATRIDGE)
- △ fnd railroad spike
- △ set railroad spike



I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

Robert T. Patridge
Professional Surveyor No. 4338

2154-94

Situated in the State of Ohio, County of Madison, Township of Jefferson, located in Virginia Military Survey Number 2682, and being part of a 26.935 acre tract conveyed to Audrey J. (Bruno) Beckett in Deed Book 227, Page 305, Madison County Recorder's Office, London Ohio and being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Taylor Blair Rd. (Co. Rd. 14) at the original corner common to Raymond L. Peterman and Leslie Hanson, said point also being in the southerly limited access right-of-way line of Interstate Route 70 (Mad. 70-11.00) and being 145.56 feet right of centerline station 667+81.82;

thence North 44° 34' 56" West 1506.58 feet, along the centerline of Taylor Blair Road, to a railroad spike set in the east line of said 26.935 acre tract marking the northeast corner of a 7.462 acre tract conveyed to Harry E. Merritt in Deed Book 295, Page 850 and Official Record 2, Page 239 and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence South 45° 25' 04" West 1130.00 feet, across said 26.935 acre tract and in the north line of said 7.462 acre tract, to an iron pin set;

thence South 44° 34' 56" East 255.81 feet, in a line common to said 26.935 acre and 7.462 acre tracts, to an iron pin set;

thence South 09° 49' 56" East 44.94 feet, in a line common to said 26.935 acre and 7.462 acre tracts, to an iron pin set;

thence South 82° 54' 04" West 149.56 feet, in a line common to said 26.935 acre and 7.462 acre tract, to an iron pin set in the centerline of a creek;

thence South 81° 31' 04" West 262.05 feet, in a line common to said 26.935 acre tract, to an iron pipe found;

thence South 81° 50' 54" West 352.79 feet, in a line common to said 26.935 acre and 7.462 acre tract, to a point in the centerline of the Little Darby Creek (passing an iron pipe found on line at 259.23 feet);

thence the following two courses along the centerline of Little Darby Creek,

North 01° 44' 04" East 262.10 feet, to a point;

North 40° 24' 41" West 503.88 feet, to a point marking the northwest corner of said 26.935 acre tract and the southwest corner of a 14.949 acre tract conveyed to Victor George L. Mansfield in Deed Book 228, Page 30;

thence North 62° 33' 46" East 574.00 feet, in the north line of said 26.935 acre tract and the south line of said 14.949 acre tract, to an iron pipe found (passing an iron pipe on line at 85.25 feet);

thence North 83° 59' 37" East 312.04 feet, in a north line of said 26.935 acre tract and a south line of said 14.949 acre tract, to an iron pipe found;

thence North 47° 04' 22" East 830.10 feet, in a north line of said 26.935 acre tract and a south line of said 14.949 acre tract, to a railroad spike found in the centerline of said Taylor Blair Rd. marking the northeast corner of said 26.935 acre tract and the southeast corner of said 14.949 acre tract;

thence South 44° 34' 56" East 302.40 feet, along the centerline of said Taylor Blair Road, to the principal place of beginning, containing 18.988 acres more or less. Subject to all easements, restrictions and rights-of-way of record.

Basis of Bearings from Deed Book 295, Page 850. All Deed references are on file at the Madison Co. Recorder's Office. All iron pins set capped "PATRIDGE SURVEYING". A survey of the above described tract was done by R.T. Patridge and Associates in May, 1994.