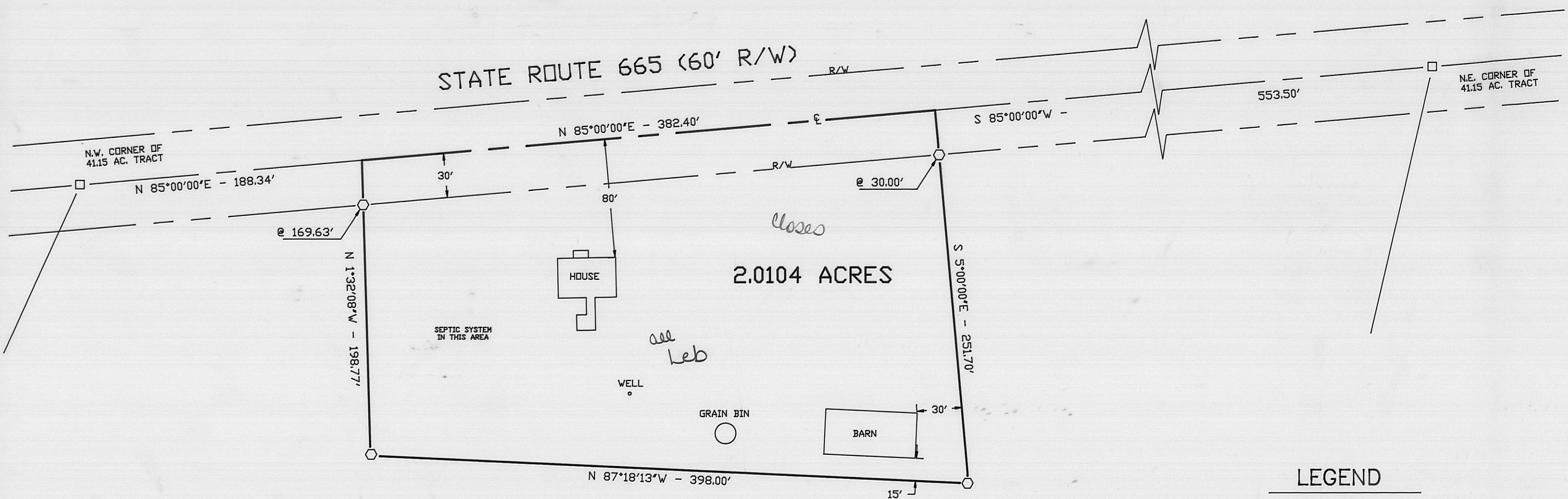


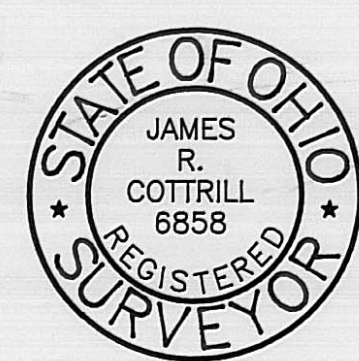
BEARINGS BASED ON THE ζ OF S.R. 665
(N85°00'00"E) AS DESCRIBED IN D.B. 295 PG. 829



PHYLLIS JANE RYAN
D.B. 295 PG. 829
41.15 ACRES (FIRST TRACT)

LEGEND

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 4-6-95

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

2.0104 ACRES, VMS 5802,
UNION TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR PHYLLIS RYAN

DATE DRAWN: 4-6-95	SCALE: 1" = 50'
JOB #S950404	50' 25' 0 50'
F. B. # 10	

50-95

The following described 2.0104 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 5802 and being part of a 41.15 acre tract (first tract) conveyed to Phyllis Jane Ryan by Deed Book 295 Page 829 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 665 (60 foot right-of-way) said point bears South 85 deg. 00 min. 00 sec. West a distance of 553.50 feet from an iron pin found at the Northeast corner of said 41.15 acre tract;

Thence, with the following three new lines across said 41.15 acre tract:

1) South 5 deg. 00 min. 00 sec. East, passing an iron pin and cap set at 30.00 feet, a total distance of 251.70 feet to an iron pin and cap set

2) North 87 deg. 18 min. 13 sec. West a distance of 398.00 feet to an iron pin and cap set

3) North 1 deg. 32 min. 08 sec. West, passing an iron pin and cap set at 169.63 feet, a total distance of 198.77 feet to a point in the centerline of State Route 665 said point bears North 85 deg. 00 min. 00 sec. East a distance of 188.34 feet from an iron pin found at the Northwest corner of said 41.15 acre tract;

Thence, with said centerline North 85 deg. 00 min. 00 sec. East a distance of 382.40 feet to the point of beginning containing 2.0104 acres more or less.

Bearings are based on the centerline of State Route 665 (North 85 deg. 00 min. 00 sec. East) as described in Deed Book 295 Page 829.

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 Apr. 6, 1995 by James R. Cottrill registration #6858.