

LLOYD A. & DIANA L. FREY
 D.B. 298 PG. 289
 36.9957 ACRES (ORIG. AC.)

LLOYD A. & DIANA L. FREY
 O.R. _____ PG. _____
 21.218
 ACRES

AUGUST JEAN JAFFE, TRUST
 D.B. 295 PG. 548
 469.0 AC.

VMS 10700, 12134, 12135, 12136, 12137, 12138
 N 5°46'13"E - 1148.31'

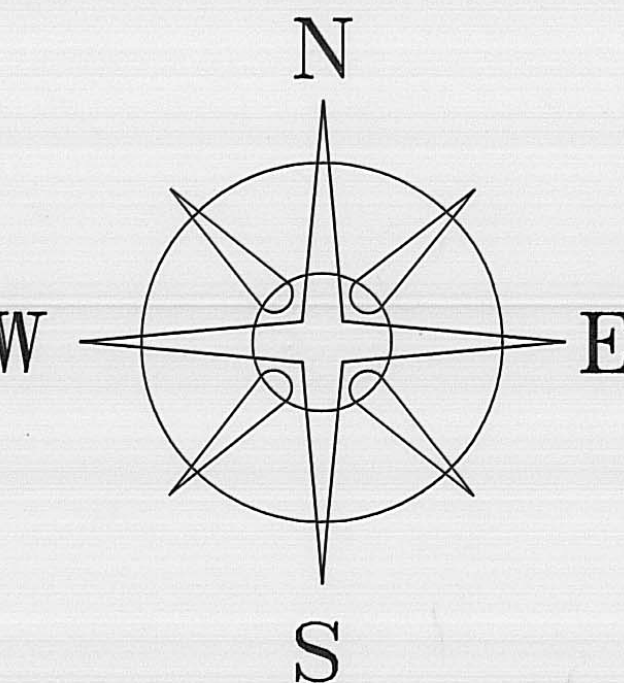
VMS 5606

N 5°46'13"E - 249.77'

VMS 5606

VMS 10928

MARK ALEN & LYNDA D. WATSON
 D.B. 296 PG. 177
 53.35 AC.



5.495 ACRES

5.207 ACRES

Close

Close

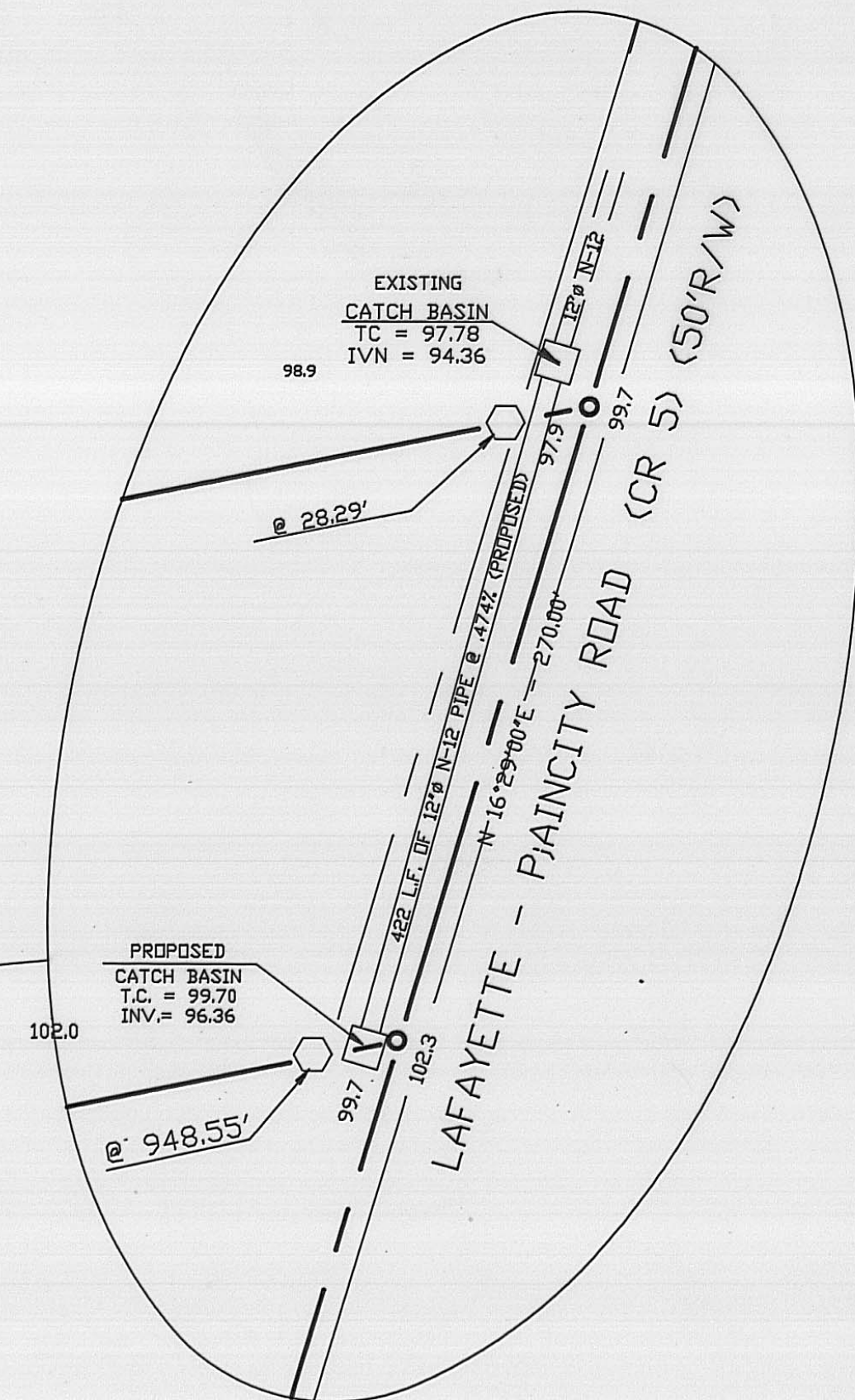
CATCH BASIN
 TC = 97.78
 IVN = 94.36

PROPOSED BLDG. LINE

PROPOSED BLDG. LINE

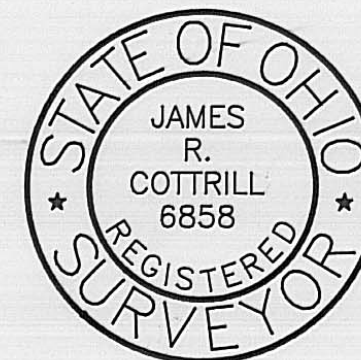
(CR 5) (50'R/W)

LAFAYETTE - PLAINCITY ROAD
 VMS 5606
 VMS 5263



LEGEND

- 8"Ø WOOD FENCE POST FOUND
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 99.7 SURFACE ELEVATION NEAR THIS LOCATION
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



JAMES R. COTTRILL P.S.

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

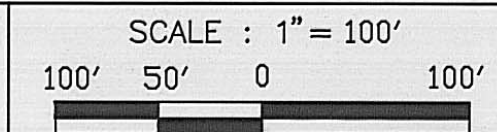
5.495 & 5.207 ACRES, VMS 5606,
 MONROE TOWNSHIP, MADISON
 COUNTY, STATE OF OHIO.

BEARINGS BASED ON THE C OF LAFAYETTE-PLAIN CITY
 ROAD (N 16°29'E) AS DESCRIBED IN D.B. 298
 PG. 289.

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

James R. Cottrill DATE: 8-16-94

DATE DRAWN:
 8-15-94
 JOB #S94088
 F. B. # 9



83-95

Situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 5606, being part of a 21.218 acre tract conveyed to Lloyd A. and Diane L. Frey by Official Record 15 Page 767 and being more particularly described as follows:

beginning at a Pk nail set in the centerline of Lafayette-Plain City Road (County Road 5) (50 foot right-of-way) said PK nail bears North 16 deg. 29 min. 00 sec. East a distance of 270.00 feet from a railroad spike found in said centerline at the Southeast corner of said 21.218 acre tract and also the corner common to V.M.S. 5606, 5263, and 10928;

Thence, with the centerline of Lafayette-Plain City Road North 16 deg. 29 min. 00 sec. East a distance of 270.00 feet to a PK nail set in said centerline;

Thence, with a new line across said 21.218 acre tract South 78 deg. 34 min. 59 sec. West, passing an iron pin and cap set at 38.29 feet, a total distance of 1029.37 feet to an iron pin and cap set in the East line of 469.0 acre tract conveyed to August Jean Jaffe, Trust by Deed Book 295 Page 548, said iron pin and cap is also on the line between V.M.S. 5606, 10700, 12134, 12135, 12136, 12137, & 12138;

Thence, with said line South 5 deg. 46 min. 13 sec. West a distance of 249.77 feet to a iron pin and cap set

Thence, with a new line across said 21.218 acre tract North 78 deg. 34 min. 59 sec. East, passing an iron pin and cap set at 948.55 feet, a total distance of 976.84 feet to a Pk nail returning to the point of beginning containing 5.495 acres more or less.

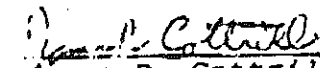
Hearings are based on the centerline of Lafayette-Plain City Road (North 16 deg. 29 min. East) as described in Deed Book 298 Page 289;

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. 15, 1984 by James R. Cottrill registration #6858.


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

Situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 5606, being part of a 21.218 acre tract conveyed to Lloyd A. and Diane L. Frey by Official Record 15 Page 767 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Lafayette-Plain City Road (County Road 5) (50 foot right-of-way) said spike is at the Northeast corner of a 53.35 acre tract conveyed to Mark Alen and Lynda D. Watson by Deed Book 296 Page 177 said spike is also at a corner common to V.M.S. 5606, 5263, and 10928;

Thence, with the South line of said 21.218 acre tract South 78 deg. 34 min. 59 sec. West, passing an iron pin and cap set at 28.29 feet, a total distance of 924.30 feet to a 8 inch diameter wood corner fence post found at the Southeast corner of a 469.0 acre tract conveyed to August Jean Jaffe, Trust by Deed Book 295 Page 548 said wood fence post is also corner common to said V.M.S. 5606, 10928, 10700, 12134, 12135, 12136, 12137, & 12138;

Thence, with the East line of said 469.0 acre tract and the West line of said V.M.S. 5606 North 5 deg. 46 min. 13 sec. East a distance of 249.77 feet to an iron pin and cap set;

Thence, with a new line across said 21.218 acre tract North 78 deg. 34 min. 59 sec. East, passing an iron pin and cap set at 948.55 feet, a total distance of 976.84 feet to a PK nail set in the centerline of Lafayette-Plain City Road;

Thence, with said centerline South 16 deg. 29 min. 00 sec. West, a distance of 270.00 feet to the point of beginning containing 5.207 acres more or less.

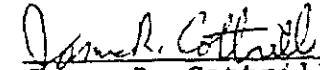
Bearings are based on the centerline of Lafayette-Plain City Road (North 16 deg. 29 min. East) as described in Deed Book 298 Page 289;

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. 15, 1994 by James R. Cottrill registration #6858.


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