

BEARINGS BASED ON THE \bar{C} OF NEIL EAST ROAD (N 4°20'E) AS DESCRIBED IN D.B. 150 PG. 593.

DEED REFERENCE

MAGGIE B. CLEMANS
D.B. 150 PG. 593
62.70 ACRES

LEGEND

- 1/2" DIA. SOLID IRON PIN (FOUND)
 - △ 2 1/2" ANGLE IRON CORNER FENCE POST FOUND
 - 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.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 10-23-95

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

43.2569, 6.0000' & 13.5947 ACRES,
 VMS 8121 & 4514, PAINT TOWNSHIP,
 MADISON COUNTY, OHIO.

DATE DRAWN: 10-23-95	SCALE : 1" = 200'
JOB # S951010	200' 100' 0 200'
F. B. # 11	

The following described 43.2569 acre tract is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 8121 and 4514, and being part of a 62.70 acre tract conveyed to Maggie B. Clemans by Deed Book 150 Page 593 and being more particularly described as follows:

Beginning at a PK nail set at the intersection of the centerline of Neil East Road (Township Road 93) (33 foot right-of-way) with the Southeast line of Conrail (100 foot wide) said PK nail also being at the Northwest corner of said 62.70 acre tract;

thence, with the Southeast line of said Conrail North 65 deg. 32 min. 35 sec. East, passing a 2½ inch angle iron corner fence post found at 22.06 feet, a total distance of 1455.95 feet to a ½ inch diameter solid iron pin found at the Northwest corner of a 119.00 acre tract conveyed to Lawrence Storts by Deed Book 166 Page 194;

thence, with the West line of said 62.70 acre tract South 3 deg. 24 min. 09 sec. West a distance of 1806.78 feet to an iron pin and cap set in said West line;

thence, with a new line across said 62.70 acre tract North 85 deg. 40 min. 00 sec. West, being perpendicular to the centerline of Neil East Road passing an iron pin and cap set at 434.13 feet, and also passing an iron pin and cap set at 1285.33 feet, a total distance of 1305.33 feet to a PK nail set in the said centerline;

thence, with said centerline North 4 deg. 20 min. 00 sec. East a distance of 1105.35 feet to the point of beginning containing 43.2569 acres more or less, of which 3.2961 acres is in V.M.S. 4514 and 39.9608 acres is from V.M.S. 8121.

Bearings are based on the centerline of Neil East Road (North 4 deg. 20 min. East) as described in Deed Book 150 Page 593. 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 Oct. 23, 1995 by James R. Cottrill registration #6858.

The following described 13.5947 acre tract is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 8121 and being part of a 62.70 acre tract conveyed to Maggie B. Clemans by Deed Book 150 Page 593 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Neil East Road (Township Road 93) (33 foot right-of-way) said PK nail is at the southwest corner of said 62.70 acre tract and the Northwest corner of a 118.67 acre tract conveyed to Lawrence Storts by Deed Book 166 Page 194;

thence, with the centerline of Neil East Road North 4 deg. 20 min. 00 sec. East a distance of 369.27 feet to a PK nail set in the said centerline;

thence, across said 62.70 acre tract the following three new courses;

- 1) South 85 deg. 40 min. 00 sec. East being perpendicular to the centerline of Neil East Road, passing an iron pin and cap set at 20.00 feet, a total distance of 871.20 feet to an iron pin and cap set;
- 2) North 4 deg. 20 min. 00 sec. East being parallel to the centerline of Neil East Road a distance of 300.00 feet to an iron pin and cap set;
- 3) South 85 deg. 40 min. 00 sec. East being perpendicular to the centerline of Neil East Road a distance of 434.13 feet to an iron pin and cap set in the East line of said 62.70 acre tract and also being the West line of 119.00 acre tract conveyed to Lawrence Storts by Deed Book 166 Page 194;

Thence, with said West line South 3 deg. 24 min. 09 sec. West a distance of 633.33 feet to a 2½ inch angle iron corner fence post found in the North line of said Storts 118.67 acre tract;

thence, with said North line North 87 deg. 14 min. 07 sec. West, passing an iron pin and cap set at 1286.11 feet, a total distance of 1316.11 feet returning to the point of beginning containing 13.5947 acres more or less.

Bearings are based on the centerline of Neil East Road (North 4 deg. 20 min. East) as described in Deed Book 150 Page 593. 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 Oct. 23, 1995 by James R. Cottrill registration #6858

The following described 6.0000 acre tract is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 8121 and being part of a 62.70 acre tract conveyed to Maggie D. Clemans by Deed Book 150 Page 593 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Neil East Road (Township Road 93)(33 foot right-of-way) said PK nail bears North 4 deg. 20 min. 00 sec. East a distance of 369.27 feet from a PK nail set at the Southwest corner of said 62.70 acre tract also being the Northwest corner of a 118.67 acre tract conveyed to Lawrence Storts by Deed Book 166 Page 194;

Thence, across said 62.70 acre tract the following three new courses:

1) South 85 deg. 40 min. 00 sec. East, being perpendicular to the centerline of Neil East Road passing an iron pin and cap set at 20.00 feet, a total distance of 871.20 feet to an iron pin and cap set

2) North 4 deg. 20 min. 00 sec. East being parallel to the centerline of Neil East Road a distance of 300.00 feet to an iron pin and cap set

3) North 85 deg. 40 min. 00 sec. West being perpendicular to the centerline of Neil East Road, passing an iron pin and cap set at 851.20 feet, a total distance of 871.20 feet to a PK nail set in the centerline of Neil East Road;

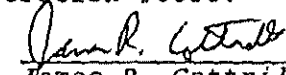
Thence, with said centerline South 4 deg. 20 min. 00 sec. West, a distance of 300.00 feet to the point of beginning containing 6.0000 acres more or less.

Bearings are based on the centerline of Neil East Road (North 4 deg. 20 min. East) as described in Deed Book 150 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".

This description is based on a field survey performed Oct. 23, 1995 by James R. Cottrill registration #6858.


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

EASEMENTS:

Said drainage easement is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 8121 and extends through a 62.70 acre tract conveyed to Maggie B. Clemans by Deed Book 150 Page 593 and being more particularly described as follows:

The first easement is 10 feet on both sides of the following described centerline; Beginning at a point in the South line of said 62.70 acre tract said point bears South 87 deg. 14 min. 07 sec. East a distance of 571.96 feet from a PK nail set at the Southwest corner of said 62.70 acre tract; thence, across said 62.70 acre tract the following four courses:

- 1) North 00 deg. 03 min. 16 sec. West a distance of 452.18 feet;
- 2) North 22 deg. 01 min. 24 sec. West a distance of 50.23 feet;
- 3) North 38 deg. 39 min. 49 sec. West a distance of 294.09 feet;
- 4) North 78 deg. 00 min. 00 sec. West a distance of 80.00 feet to the Northern most terminous of said 20 foot easement;

The second 20 foot drainage easement is also 10 feet on both sides of the following described centerline and extends from the East line of Neil East Road (33 foot right-of-way) to the West line of the first described easement.

Beginning at a point in the East right-of-way line of said Neil East Road said point bears South 85 deg. 40 min. 00 sec. East a distance of 16.5 feet and North 4 deg. 20 min. 00 sec. East a distance of 56.11 feet from a PK nail set at the Southwest corner of said 62.70 acre tract; thence, across said 62.70 acre tract with the centerline of the following two courses:

- 1) South 53 deg. 22 min. 10 sec. East a distance of 60.35 feet;
- 2) South 86 deg. 42 min. 42 sec. East a distance of 492.99 feet to a point in the West line of the first described 20 foot drainage easement also being the Eastern most terminous of said 20 foot drainage easement.

Both drainage easements follow the centerline of a grass waterway across said 62.70 acre tract and being more clearly shown on the plat accompanying this description.

This description is based on a field survey performed Oct. 23, 1995 by James R. Cottrill registration #6858.