

RICK L. & ROBBIE K.
 ABBOTT
 O.R. 5 PG. 449
 108.83 ACRES

(231)

S 30°53'00"E - 200.00'

N 59°07'00"E - 270.81'

S 59°07'00"W - 270.00'

N 31°07'00"W - 200.00'

1.2415
 ACRES

All Ko
 (Tillable)

GARAGE

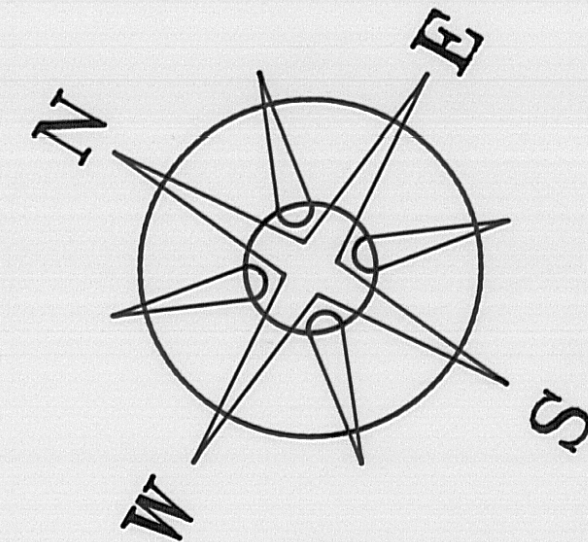
2 STY.
 HOUSE

GRAVEL DRIVE

Closes

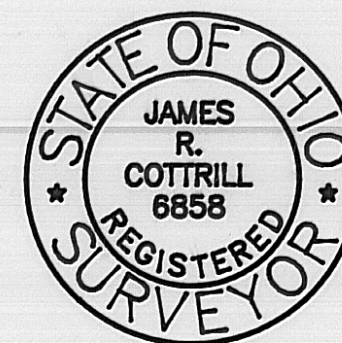
MARTIN LAND CO.
 D.B. 293 PG. 408
 66.0 AC.

(413)



BEARINGS BASED ON THE C OF ST.RT. 56
 (N31°07'W) AS DESCRIBED IN O.R. 5 PG. 449

STATE ROUTE 56 (60'R/W)



JAMES R. COTTRILL P.S.

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

1.2415 ACRES, VMS 8207,
 PLEASANT TOWNSHIP, MADISON
 COUNTY, STATE OF OHIO.
 SURVEYED FOR RICK ABBOTT

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

James R. Cottrill DATE: 4-24-95

DATE DRAWN:
 4-24-95
 JOB #S950411
 F. B. # 10

SCALE: 1" = 30'
 30' 15' 0 30'

The following described 1.2415 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 8207 and being part of a 108.83 acre tract conveyed for Rick L. and Robbie K. Abbott by Official Record 5, Page 449 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of State Route 56 (60 foot right-of-way) said PK nail is at the southern most corner of said 108.83 acre tract and the western most corner of a 66.0 acre tract conveyed to Martin Land Co. by Deed Book 293, Page 408;

Thence with the Southwest line of said 108.83 acre tract North 31 deg. 07 min. 00 sec. West a distance of 200.00 feet to a PK nail set in said line;

Thence, with the following two new lines across said 108.83 acre tract:

- 1) North 59 deg. 07 min. 00 sec. East being parallel to the Southeast line of said 108.83 acre tract, passing an iron pin and cap set at 30.00 feet, a total distance of 270.81 feet to an iron pin and cap set;
- 2) South 30 deg. 53 min. 00 sec. East a distance of 200.00 feet to an iron pin and cap set in the Northwest line of said 66.0 acre tract;

Thence, with said Northwest line South 59 deg. 07 min. 00 sec. West passing an iron pin and cap set at 239.78 feet, a total distance of 270.00 feet to the point of beginning containing 1.2415 acres more or less.

Bearings are based on the centerline of State Route 56 (North 31 deg. 07 min. West) as described in Official Record 5, Page 449.

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".

The above description being a new survey by James R. Cottrill, Registration #6858, dated April 24, 1995.