

BEARINGS BASED ON THE NORTHWESTERN LINE OF SIEBOLDS' 141.25 ACRE TRACT (S 54°30'W) AS DESCRIBED IN O.R. 20 PG. 1186.

Pencil map #225
#742
#743

DALE A. SIEBOLD &
GALE L. BOWENS
O.R. 20 PG. 1186
141.25 AC.



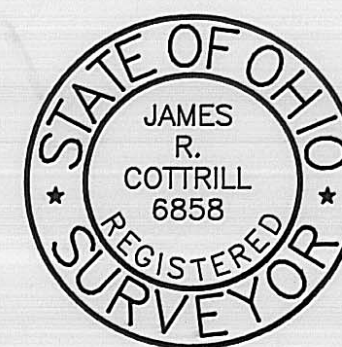
4.3438 ACRES

DALE A. SIEBOLD &
GALE L. BOWENS
O.R. 20 PG. 1186
141.25 AC.

LEGEND

- IRON PIN (FOUND)
- RAIL ROAD SPIKE
- P K NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

4.3438 ACRES, VMS 2682,
JEFFERSON TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR GALE BOWENS

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

James R. Cottrill DATE: 10-22-96

DATE DRAWN:
10-22-96
JOB #S961014
F. B. # 14

SCALE : 1" = 100'
100' 50' 0 100'

Description of a 4.3438 acre tract
Surveyed for Gale Bowens

The following described 4.3438 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 2682, and being part of a 141.25 acre tract conveyed to Dale A. Siebold and Gale L. Bowens by Official Record 20 Page 1186 and being more particularly described as follows:

Beginning at a iron pin found at an angle point in the centerline of Taylor-Blair Road (50 foot right-of-way) said iron pin is at the intersection of said centerline with the line between V.M.S. 2985 and 2682 said iron pin is also being the eastern most corner of 3.1540 acre tract conveyed to Dennis and Pam Perry by Deed Book 267 Page 603;

Thence, with the centerline of Taylor-Blair Road and a new line across said 141.25 acre tract South 47 deg. 09 min. 12 sec. East a distance of 100.00 feet to a magnetic nail set in said centerline said magnetic nail being the true point of beginning of the following described 4.3438 acre tract;

Thence, continuing with the centerline of Taylor-Blair Road and a new line across said 141.25 acre tract South 47 deg. 09 min. 12 sec. East a distance of 322.00 feet to a magnetic nail set;

Thence, across said 141.25 acre tract the following three new lines:

1) South 54 deg. 30 min. 00 sec. West being parallel to the Northwest line of said 141.25 acre tract, passing an iron pin and cap set at 25.54 feet a total distance of 600.00 feet to an iron pin and cap set

2) North 47 deg. 09 min. 12 sec. West being parallel to the centerline of Taylor-Blair Road a distance of 322.00 feet to an iron pin and cap set

3) North 54 deg. 30 min. 00 sec. East being parallel to the Northwest line of said 141.25 acre tract, passing an iron pin and cap set at 574.46 feet, a total distance of 600.00 feet returning to the true point of beginning containing 4.3438 acres more or less.

With the benefit of a 20 foot drainage easement said drainage easement extends from the southern most corner of the here-in-above described 4.3438 acre tract the centerline of Little Darby Creek and is 10 feet left and right of the following described centerline;

Beginning at the an iron pin and cap set at the southern most corner of the here-in-above described 4.3438 acre tract;

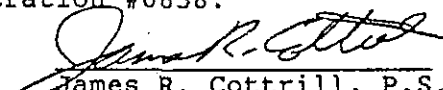
Thence, South 54 deg. 30 min. 00 sec. West across said 141.25 acre tract a distance of 791.93 feet to a point in the centerline of Little Darby Creek being the southern terminous of said 20 foot drainge easement;

Bearings are based on the Northwestern line of Siebold's 141.25 acre tract (South 54 deg. 30 min. West) as described in Official Record 20 Page 1186.

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.22, 1996 by James R. Cottrill registration #6858.


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