

BEARINGS BASED ON THE C OF ST. RT. 38 (S 4°E) AS DESCRIBED IN D.B. 268 PG. 76.

LEGEND

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

LOIS McFADDEN
D.B. 268 PG. 76
100 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 3-10-95

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

4.5411 ACRES, VMS 5476 & 5672, RANGE TOWNSHIP, MADISON COUNTY, OHIO.
SURVEYED FOR LOUIS McFADDEN

| | | |
|------------------------|------------------|---------|
| DATE DRAWN: 3-10-95 | SCALE : 1" = 60' | 12 - 96 |
| JOB #S950306 | 60' 30' 0 60' | |
| F. B. # 10 | | |

The following described 4.5411 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5476 5672 and being part of a 100 acre tract conveyed to Lois McFadden by Deed Book 268 Page 76 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of State Route 38 and Selsor Moon Road (County Road 16) said iron pin is also the Northeast corner of said 100 acre tract;

Thence, with the centerline of State Route 38 South 4 deg. 00 min. 00 sec. East a distance of 412.89 feet to a point in said centerline;

Thence, with the following two new lines across said 100 acre tract:

1) North 87 deg. 25 min. 14 sec. West passing an iron pin and cap set at 35.18 feet, a total distance of 495.19 feet to an iron pin and cap set

2) North 00 deg. 33 min. 07 sec. West, passing an iron pin and cap set at 385.26 feet, a total distance of 409.94 feet to a Pk nail set in the centerline of Selsor Moon Road;

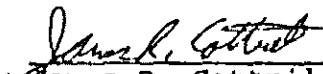
Thence, with said centerline South 87 deg. 31 min. 21 sec. East a distance of 470.27 feet to the point of beginning containing 4.5411 acres more or less.

Bearings are based on the centerline of State Route 38 (South 4 deg. East) as described in Deed Book 268 Page 76.

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 Mar. 10 1995 by James R. Cottrill registration #6858.


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