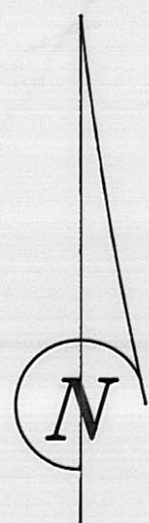


ST. RT. 207 (50' R/W)

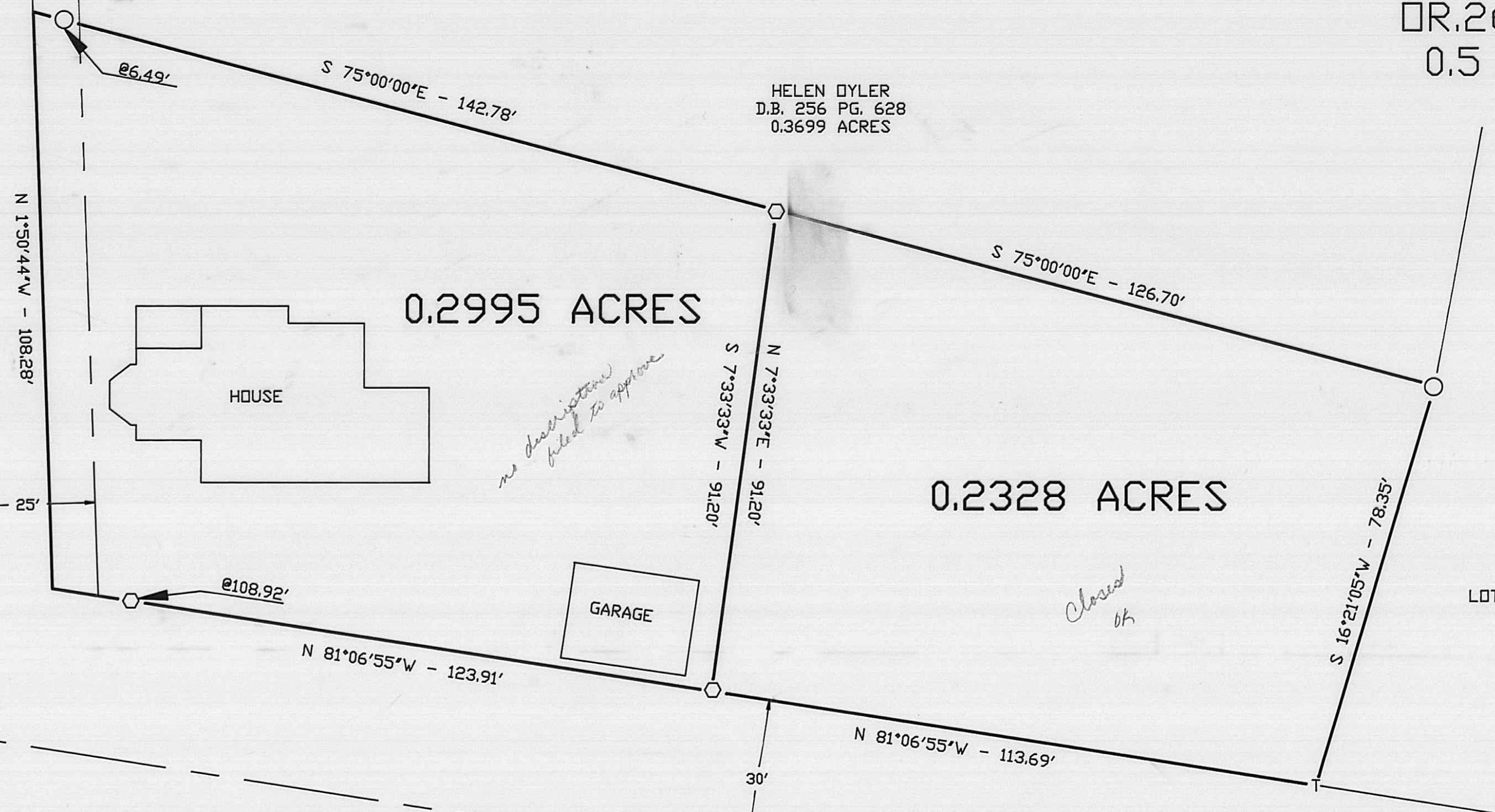


BEARINGS BASED ON THE NORTH LINE OF
MCKENZIE'S 0.5 ACRE TRACT (S75°E) AS
DESCRIBED IN O.R. 26 PG. 631.

DEED REFERENCE

CAROLYN M. MCKENZIE
OR.26 PG631
0.5 ACRES

HELEN DYLER
D.B. 256 PG. 628
0.3699 ACRES



*no description
filed to approve*

*closed
OK*

LOT# 2 PLEASANT RIDGE ADDITION # 1
PB. 2 P.G.35

MOUNTVIEW COURT (60' R/W)

LEGEND

- 1/2" IRON PIPE (FOUND)
- T 3/4" IRON TEE BAR & CAP (FOUND)
- ⬡ 5/8" ⌀ 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

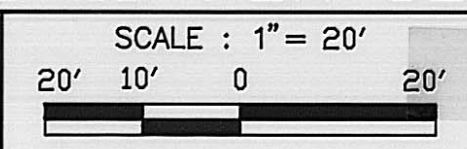
James R. Cottrill DATE: 11-30-95

JAMES R. COTTRILL P.S.

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

0.2328 & 0.2995 ACRES, VMS. 12595,
12596, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO,
SURVEYED FOR JOHN WEBER.

DATE DRAWN:
11-30-95
JOB # S951115
F. B. # 12



40-96

Exhibit B
Description of 0.2328 acre tract # 2
Surveyed for John Weber

The following described 0.2328 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 12595 and 12596, and being part of a 0.5 acre tract conveyed to Carolyn M. McKenzie by Official Record 26 Page 631 and being more particularly described as follows:

Beginning at a T bar found in the North line of Mountview Court (60 foot right-of-way) said T bar is at the Southeast corner of said 0.5 acre tract and the Southwest corner of Lot 2 of Pleasant Ridge Addition #1 recorded in Plat Book 2 Page 35;

Thence, with the North line of said Mountview Court North 81 deg. 06 min. 55 sec. West a distance of 113.69 feet to an iron pin and cap set;

Thence, across said 0.5 acre tract North 7 deg. 33 min. 33 sec. East a distance of 91.20 feet to an iron pin and cap set in the South line of a 0.3699 acre tract conveyed to Helen Oyler by Deed Book 256 Page 628;

Thence, with said South line South 75 deg. 00 min. 00 sec. East a distance of 126.70 feet to a 1/2 inch iron pipe found corner to said Lot 2 of Pleasant Ridge Addition #1;

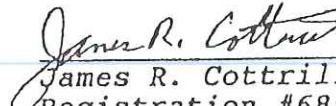
Thence, with the West line of said Lot 2 South 16 deg. 21 min. 05 sec. West a distance of 78.35 feet to the point of beginning containing 0.2328 acres more or less.

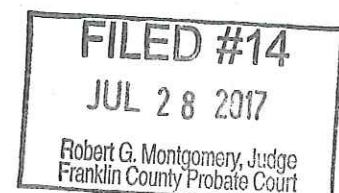
Bearings are based on the North line of McKenzie 0.5 acre tract (South 75 deg. East) as described Official Record 26 Page 631.

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 Nov. 30, 1995 by James R. Cottrill registration #6858.


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



1001-17

Exhibit A

Description of 0.2995 Acre Tract # 1
Surveyed for John Weber

The following described 0.2995 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 12595 and 12596, being part of a 0.5 acre tract conveyed to Carolyn M. McKenzie by Official Record 26 Page 631 and being more particularly described as follows:

Beginning at the Southwest corner of said 0.5 acre tract said point being in the North right-of-way line of Mountview Court (60 foot right-of-way) extended and 16.5 feet East of the centerline of State Route 207 (50 foot right of way)

Thence, with the West property line of said 0.5 acre tract North 1 deg. 50 min. 44 sec. West a distance of 108.28 feet to the Northeast corner of said 0.5 acre tract and in the South line of a 0.3699 acre tract conveyed to Helen Oyler by Deed Book 256 Page 628;

Thence, with said South line South 75 deg. 00 min. 00 sec. East, passing a 1/2 inch iron pipe found at 6.49 feet, a total distance of 142.78 feet to an iron pin and cap set;

Thence, across said 0.5 acre tract with a new line South 7 deg. 33 min. 33 sec. West a distance of 91.20 feet to an iron pin and cap set in the North line of Mountview Court;

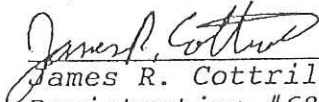
Thence, with said line North 81 deg. 06 min. 55 sec. West passing an iron pin and cap set at 108.92 feet, a total distance of 123.91 feet returning to the point of beginning containing 0.2995 acres more or less.

Bearings are based on the North line of McKenzie 0.5 acre tract (South 75 deg. East) as described Official Record 26 Page 631.

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 Nov. 30, 1995 by James R. Cottrill registration #6858.


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

