

BEARINGS BASED ON THE C. OF ST. RT. 56
(N 21°13'40"W) AS DESCRIBED IN D.B.
260 PG. 421.

EASEMENT COURSES

- ① S 86°40'21"E - 93.23'
- ② S 70°35'04"E - 173.13'
- ③ S 52°45'31"E - 132.59'
- ④ S 33°37'11"E - 136.55'
- ⑤ S 29°44'13"E - 120.15'

LEGEND

- 7"Ø WOOD FENCE POST
- T 3/4" IRON TEE BAR & CAP (FOUND)
- 8" SQUARE WOOD FENCE POST FOUND
- △ ODDT 6"Ø CONC. R/W MONUMENT
- RAIL ROAD SPIKE FOUND
- MAGNETIC NAIL SET
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

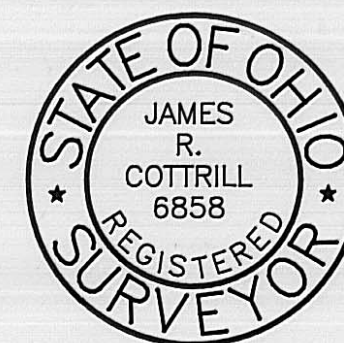
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



REVISED 5-7-96
EASEMENT

MAP #42

46-96



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

DATE: 5-7-96

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

VMS 6014, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVID EVANS.

DATE DRAWN:
4-22-96
JOB # S960404
F. B. # 13

SCALE : 1" = 200'
200' 100' 0 200'

46-96

Situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 6014, and being part of a 73.82 acre tract conveyed to William R. Evans by Deed Book 147, page 312 and being more particularly described as follows:

Beginning at railroad spike found in the centerline of State Route 56 (60 foot right - of-way) said railroad spike is at the southwest corner of a 8.038 acre tract conveyed to Mary L. Flickinger by Deed Book 260 Page 421;

Thence, with the South line of said 8.038 acre tract North 54 deg. 01 min. 39 sec. East, passing a 3/4 inch T bar found at 30.34 feet, also passing an iron pin and cap set at 1492.29 feet, a total distance of 1496.29 feet to the center of a 20 inch Maple Tree also being in the West line of a 27.44 acre tract conveyed to London School Foundation by Deed Book 294 Page 264 said tree is also the southeast corner of said 8.038 acre tract;

Thence with the West line of said 27.44 acre tract South 15 deg. 52 min. 22 sec. East, passing an iron pin and cap set at 4.00 feet, a total distance of 882.16 feet to an iron pin and cap set

Thence, across said 73.82 acre tract the following three courses:

- 1) South 60 deg. 48 min. 47 sec. West a distance of 563.44 feet to an iron pin and cap set
- 2) North 21 deg. 13 min. 40 sec. West a distance of 270.00 feet to an iron pin and cap set
- 3) South 60 deg. 48 min. 47 sec. West passing an iron pin and cap set at 784.52 feet, a total distance of 814.52 feet to a magnetic nail set in the centerline of State Route 56;

Thence, with said centerline North 21 deg. 13 min. 40 sec. West a distance of 418.29 feet to the point of beginning containing 20.010 acres more or less.

Bearings are based on the centerline of State Route 56 (North 21 deg. 13 min. 40 sec. West) as described in Deed Book 260 Page 421.

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

The premises herein described are conveyed subject to taxes due and payable after the date hereof, and drainage easements in favor of a 10,985 acre tract and a 5.000 acre tract heretofore deeded to David W. and Patricia L. Evans and to William R. and Vivian J. Evans, Jr.

Situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 6014, and being part of a 73.82 acre tract conveyed to William R. Evans by Deed Book 147, Page 312 and being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of State Route 56 (60 foot right-of-way) said magnetic nail is at the northwest corner of a 5.002 acre tract conveyed to Clallon Buster by Deed Book 202 Page 516 said magnetic nail is also in the line between V.M.S. 6014 and 4126;

Thence, with the centerline of said State Route 56 and a new line across said 73.82 acre tract North 21 deg. 13 min. 40 sec. West a distance of 450.00 feet to a magnetic nail set in said centerline;

Thence, across said 73.82 acre tract North 60 deg. 48 min. 47 sec. East, passing an iron pin and cap set at 30.00 feet, and also at 814.52 feet, a total distance of 1377.96 feet to an iron pin and cap set in the West line of a 27.44 acre tract conveyed to London School Foundation by Deed Book 294 Page 264;

Thence, with said West line South 15 deg. 52 min. 22 sec. East a distance of 268.96 feet, to an iron pin and cap set in the North line of a 173.6732 acre tract also conveyed to London School Foundation by Deed Book 294 Page 264 said iron pin and cap is also in the line between V.M.S. 6014 and 6200;

Thence, with said lines South 53 deg. 36 min. 26 sec. West a distance of 672.71 feet to a 8 inch square wood fence post found at the Northeast corner of Buster's 5.002 acre tract also being corner to V.M.S. 4126 and 6200;

Thence, with the North line of said 5.002 acre tract and the line between V.M.S. 6014 and 4126 South 52 deg. 50 min. 29 sec. West, passing a 7 inch diameter wood fence post found at 687.56 feet, a total distance of 717.87 feet to the point of beginning containing 10.985 acres more or less.

Bearings are based on the centerline of State Route 56 (North 21 deg. 13 min. 40 sec. West) as described in Deed Book 260 Page 421.

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

The premises herein described are conveyed subject to taxes due and payable after the date hereof.

Included in the above grant is a drainage easement described in Exhibit A attached hereto.

The following described 20 foot drainage easement is tangent to and left and right of the following described centerline:

Beginning at a point in the East right-of-way line of State Route 56 (60 foot right-of-way said point bears South 21 deg. 30 min. 40 sec. East a distance of 83.00 feet from a right-of-way monument found 30 feet right of station 294+00 of said highway;

Thence, across a 20.010 acre tract and a 5.000 acre tract the following four courses:

- 1) South 86 deg. 40 min. 21 sec. East a distance of 93.23 feet
- 2) South 70 deg. 35 min. 04 sec. East, passing the North line of said 5.000 acre tract at 160.16 feet, a total distance of 173.13 feet
- 3) South 52 deg. 45 min. 31 sec. East a distance of 132.59 feet
- 4) South 33 deg. 37 min. 11 sec. East a distance of 136.55 feet to the southern terminous of said drainage easement said point being in the North line of a 10.985 acre tract surveyed for David Evans by this surveyor 4-22-96 said point bears North 60 deg. 48 min. 47 sec. East a distance of 348.11 feet from the Northwest corner of said 10.985 acre tract.

Surveyed by James R. Cottrill, Registered Surveyor #6858.

Situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 6014, and being part of a 73.82 acre tract conveyed to William R. Evans by Deed Book 147 Page 312 and being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of State Route 56 said magnetic nail bears North 21 deg. 13 min. 40 sec. West a distance of 450.00 feet from a magnetic nail set at the intersection of said centerline with the line between V.M.S. 6014 and 4126 said reference point is also the northwest corner of a 5.002 acre tract conveyed to Clennon Buster by Deed Book 202 Page 516;

Thence, with the following three new lines across said 73.82 acre tract;

- 1) North 60 deg. 48 min. 47 sec. East, passing an iron pin and cap set at 30.00 feet, a total distance of 814.52 feet to an iron pin and cap set
- 2) North 21 deg. 13 min. 40 sec. West being parallel to the centerline of State Route 56 a distance of 270.00 feet to an iron pin and cap set
- 3) South 60 deg. 48 min. 47 sec. West being parallel to the first course passing an iron pin and cap set at 784.52 feet, a total distance of 814.52 feet to a magnetic nail set in the centerline of State Route 56;

Thence, with said centerline South 21 deg. 13 min. 40 sec. East a distance of 270.00 feet to the point of beginning containing 5.0000 acres more or less.

Bearings are based on the centerline of State route 56 (North 21 deg. 13 min. 40 sec. West) as described in Deed Book 260 Page 421.

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

The premises herein described are conveyed subject to taxes due and payable after the date hereof.

Included in the above grant is a drainage easement described as follows:

The following described 20 foot drainage easement is 10 feet left and right and tangent to the following described centerline:
Beginning at a point in the East right-of-way line of State Route 56 (60 foot right-of-way) said point bears South 21 deg. 13 min. 40 sec. East a distance of 83.00 feet from a right-of-way monument found 30 feet right of station 294+00;

Thence, across a 20.010 acre tract the following two courses:

- 1) South 86 deg. 40 min. 21 sec. East a distance of 93.23 feet
- 2) South 29 deg. 44 min. 13 sec. East a distance of 120.15 feet to the southern terminous of said 20 foot drainage easement said point bears North 60 deg. 48 min. 47 sec East a distance of 133.82 feet from the Northeast corner of said 5.00 acre tract.