

BEARINGS BASED ON THE \bar{C} OF JONES-MARSH ROAD
(N 67°41'00"E) AS DESCRIBED IN D.B. 282 PG. 639.

JAMES S. BAUGESS
OR 30 Pg. 47
1.390 AC.

NOTE
0.6791 ACRE TRACT IS TO BECOME
PART OF & CONTINGENT TO BAUGESS'S
1.390 ACRE TRACT.

JAMES S. BAUGESS
D.B. 298 Pg.20
16.247 AC.

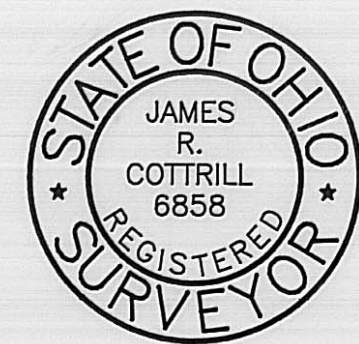
JAMES C. BAUGESS
D.B. 282 Pg.639
13.542 AC.

LEGEND

- 7" ϕ CORNER WOOD FENCE POST
- IRON PIPE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

86-96

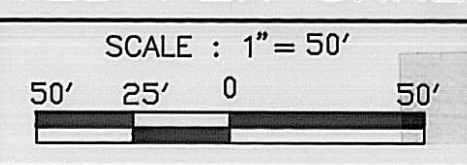


JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

0.6791 ACRES, VMS 4124,
OAK RUN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR JAMES BAUGESS.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 7-30-96

DATE DRAWN:
7-30-96
JOB #S960719
F. B. # 13



86-96

Description of 0.6791 acre tract
Surveyed for James Baugess

The following described 0.6791 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 4124, and being part of a 13.542 acre tract conveyed to James C. Baugess by Deed Book 282 Page 639 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Jones-Marsh Road (40 foot right-of-way) said railroad spike is at the northeast corner of a 1.390 acre tract conveyed to James S. Baugess by Official Record 30 Page 47 said railroad spike bears North 67 deg. 41 min. 00 sec. East a distance of 185.38 feet from a iron pipe found at the northwest corner of said 1.390 acre tract said iron pipe is the angle point in the centerline of said Jones-Marsh Road;

Thence, with the centerline of Jones-Marsh Road North 67 deg. 41 min. 00 sec. East a distance of 25.00 feet, to a magnetic nail set in said centerline;

Thence, across said 13.542 acre tract the following two courses:

1) South 10 deg. 32 min. 49 sec. East, passing an iron pin and cap set at 22.00 feet, a total distance of 410.00 feet to an iron pin and cap set

2) South 67 deg. 41 min. 00 sec. West being parallel to the centerline of Jones-Marsh Road a distance of 224.74 feet to an iron pin and cap set in the West line of said 13.542 acre tract also being the east line of a 16.247 acre tract conveyed to James S. Baugess by Deed Book 298 Page 20;

Thence, with said east line North 10 deg. 35 min. 17 sec. West a distance of 99.98 feet to the southwest corner of said 1.390 acre tract;

Thence, with said 1.390 acre tract the following two courses:

1) North 67 deg. 42 min. 46 sec. East a distance of 199.79 feet to a 1 inch iron pipe found

2) North 10 deg. 32 min. 49 sec. West a distance of 310.11 feet returning to the point of beginning containing 0.6791 acres more or less.


Bearings are based on the centerline of Jones-Marsh Road (North 67 deg. 41 min. 00 sec. East) as described in Deed Book 282 Page 639.

The here-in-above described 0.6791 acre tract is to become part and contingent to James S. Baugess 1.390 acre tract as described in Official Record 30 Page 47.

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 July 30 1996 by James R. Cottrill registration #6858.


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