



SURVEY FOR BOB BRADFIELD

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, V.M.S. 6654, V.M.S. 6299, BEING PART OF ROBERT L. BRADFIELD, SR.'S ORIGINAL 73.47 ACRE TRACT AND ORIGINAL 51.57 ACRE TRACT BOTH DESCRIBED IN DEED VOLUME 193, PAGE 34 (1/3 INTEREST)

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND THAT MONUMENTS WERE PLACED AS INDICATED.

Paul R. Clapsaddle
PAUL R. CLAPSADDLE, R.S. #6140

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FILE NAME: BRADF494
SCALE: 1" = 200'
DATE: 4/12/94

- ▲ WOOD CORNER POST FOUND
- PK NAIL FOUND
- ⊙ 3/4" IRON PIPE FOUND
- 5/8" IRON PIN FOUND WITH CAP MARKED "COTTRILL 6858" UNLESS OTHERWISE NOTED
- T IRON "T" BAR FOUND
- RAILROAD SPIKE SET
- 5/8" IRON PIN SET WITH CAP MARKED "CLAPSADDLE RS #6140"
- ⊙ 3/4" IRON PIPE FOUND WITH ALUMINUM CAP MARKED "SURVEY MARKER RS 5969"

REFERENCE DEEDS SHOWN HEREON.

BEARINGS INDICATED HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH ALL OTHERS BASED ON ANGLES TURNED.

Situated in the State of Ohio, County of Madison, Township of Jefferson, V.M.S. 6654, V.M.S. 6299, being part of Robert L. Bradfield, Sr.'s original 73.47 acre tract and original 51.57 acre tract, both described in deed volume 193, page 34 (1/3 interest), and being more particularly described as follows:

Beginning for reference at the northeast corner of V.M.S. 6654, the West corner of V.M.S. 2445, and in the south line of V.M.S. 8480, said point being in the centerline of Olmstead Road (C.R. #51, 50 feet wide);

thence South 33° 15' 35" East (assumed bearing) 339.00 feet, following the centerline of Olmstead Road and the east line of V.M.S. 6654, to a PK nail found at the northeast corner of Robert L. and Beverly J. Bradfield's 4.906 acre tract described in deed volume 280, page 110, said 4.906 acre tract formerly part of said 73.47 acre tract;

thence South 31° 07' 55" East 415.64 feet, continuing along the centerline of Olmstead Road, the east line of V.M.S. 6654, the east line of said 4.906 acre tract, and the east line of Robert L. and Beverly J. Bradfield's 5.710 acre tract described in deed volume 280, page 110, to a railroad spike set at the southeast corner of a 5.710 acre tract and marking the place of beginning;

thence South 30° 57' 21" East 126.49 feet, continuing along the centerline of Olmstead Road, to a railroad spike set at the southeast corner of V.M.S. 6654, the northeast corner of V.M.S. 6299, and being in the south line of said 73.47 acre tract;

thence South 65° 19' 57" West 25.02 feet, following the north line of V.M.S. 6299, the south line of V.M.S. 6654, and the south line of said 73.47 acre tract, to an iron pin set in the west right of way line of Olmstead Road;

thence South 30° 58' 24" East 475.50 feet, following the west right of way line of Olmstead Road and the east line of said 51.57 acre tract, to a 5/8" iron pin found in the north line of Donald Boone and Virginia Doris LeFavour's 1.0280 acre tract described in deed volume 287, page 315, said 1.0280 acre tract formerly part of John Richard and Sally Ann Hurt's original 33.533 acre tract described in deed volume 175, page 332, said 33.533 acre tract formerly part of said 51.57 acre tract;

thence South 68° 40' 48" West 713.63 feet, following the north line of said 1.0280 acre tract and the north line of said 33.533 acre tract, passing at 214.79 feet a 5/8" iron pin found with cap marked "COTTRILL 6858" at the northwest corner of said 1.0280 acre tract, to an iron pin set;

thence South 65° 17' 57" West 1213.05 feet, following the north line of said 33.533 acre tract, to a 3/4" iron pipe found in the east line of Ralph T. Engle and Jane E. Berlin's 167.33 acre tract described in deed volume 287, page 310;

thence North 28° 21' 58" West 432.56 feet, following the east line of said 167.33 acre tract and the west line of said 51.57 acre tract, passing at 429.56 feet an iron pin set for reference to a wood corner post found in the north line of V.M.S. 6299, the south line of V.M.S. 6654, and at the southwest corner of said 73.47 acre tract;

thence North 27° 41' 17" West 935.10 feet, following the east line of said 167.33 acre tract and the west line of said 73.47 acre tract, passing at 933.31 feet an iron pin set for reference to a wood corner post found at the southwest corner of Grace Margaret Wilson's 2.052 acre tract described in deed volume 266, page 355, said 2.052 acre tract formerly part of said 73.47 acre tract;

thence North 87° 22' 28" East 254.64 feet, following the south line of said 2.052 acre tract, to a "T" bar found at the southwest corner of William S. Sweet's 2.152 acre tract described in deed volume 291, page 807, said 2.152 acre tract formerly part of said 73.47 acre tract;

thence North 87° 40' 58" East 183.46 feet, following the south line of said 1.152 acre tract, to a "T" bar found at the southwest corner of Robert L. Sr. and Beverly J. Bradfield's 30.8056 acre tract described in deed volume 283, page 253 (1/3 interest), said 30.8056 acre tract formerly part of said 73.47 acre tract;

thence North 87° 36' 53" East 547.40 feet, following the south line of said 30.8056 acre tract, to a 5/8" iron pin found with cap marked "COTTRILL 6858" in the west line of said 5.710 acre tract;

thence South 21° 32' 22" East 463.66 feet, following the west line of said 5.710 acre tract, to an iron pin set;

thence North 63° 51' 07" East 1075.00 feet, following the south line of said 5.710 acre tract, passing at 1050.00 feet a 5/8" iron pin found with cap marked "SURVEY MARKER RS 5969" to the place of beginning, containing 36.974 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 36.974 acre tract, 17.719 acres is in V.M.S. 6654 and 19.255 acres is in V.M.S. 6299.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of April, 1994. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS 6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.