

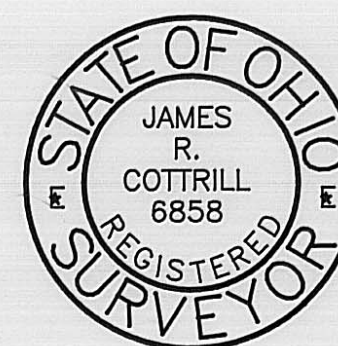
BEARINGS BASED ON THE NORTH LINE OF LASSEL'S
113.6020 AC. (N90°E) AS DESCRIBED IN D.B. 170
PG. 338.

DEED REFERENCE
GEORGE & MARIA
LASSEL
D.B. 170 PG. 338
113.6020 AC.
PARCEL # 255

LEGEND

-
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2" DIA. SOLID IRON PIN (FOUND)
- △ CONCRETE NAIL (FOUND)
- RAIL ROAD SPIKE
- MAGNETIC NAIL
- 5/8" Ø 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: 4-30-97

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

1.8321, 12.8375, 14.3880 ACRES,
VMS 6644, DEERCREEK TOWNSHIP,
MADISON COUNTY, OHIO,
SURVEYED FOR LORNA LASSEL

DATE DRAWN: 4-30-97	SCALE : 1" = 200' 200' 100' 0 200'	CREW: JJ, BM
JOB # S970419		DWN. BY: RC
F. B. # 15		CHK. BY:

The following described 14.2950 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 6644, and being part of a 113.6020 acre tract conveyed to George and Maria Lassel by Deed Book 170 Page 338 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Glade Run Road (40 foot right-of-way) said iron pin is at the northeast corner of a 1.00 acre tract conveyed to Martha Jean Hoover by Deed Book 297 Page 475 said iron pin and cap is also corner to said 113.6020 acre tract;

Thence, with said 1.00 acre tract the following two courses:

- 1) South 89 deg. 53 min. 58 sec. West, passing an iron pin and cap set at 25.00 feet, a total distance of 299.94 feet to a 3/4 inch T bar and cap found
- 2) South 24 deg. 05 min. 18 sec. East a distance of 157.16 feet to a 3/4 inch iron T bar found at the Northeast corner of a 18.017 acre tract conveyed to Chester A. Williamson by Deed Book 215 Page 70;

Thence, with the North line of said 18.017 acre tract North 88 deg. 27 min. 23 sec. West a distance of 505.28 feet to a 1/2 inch solid iron pin found in the East line of a 96.11 acre tract conveyed to Paul and Clara B. Flucke by Official Record 23 Page 980;

Thence, with the East line of said 96.11 acre tract North 22 deg. 13 min. 31 sec. West a distance of 801.86 feet to an iron pin and cap previously set;

Thence, with a new line across said 113.6020 acre tract North 78 deg. 27 min. 22 sec. East, passing an iron pin and cap set at 430.61 feet, and again at 764.61 feet, a total distance of 780.61 feet to a magnetic nail set in the centerline of Glade Run Road;

Thence, with said centerline the following two courses:

- 1) South 18 deg. 22 min. 29 sec. East a distance of 352.29 feet to a magnetic nail set
- 2) South 21 deg. 12 min. 29 sec. East a distance of 465.29 feet returning to the point of beginning containing 14.2950 acres more or less.

Bearings are based on the North line of Lassel 113.6020 acre tract (North 90 deg. East) as described in Deed Book 170 Page 338.

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 Apr. 29, 1997 by James R. Cottrill registration #6858.

The following described 12.7886 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 6644, and being part of a 113.6020 acre tract conveyed to George and Maria Lassel by Deed Book 170 Page 338 and being more particularly described as follows:

Beginning at a concrete nail found in the centerline of Glade Run Road (40 foot right-of-way) said concrete nail is the southeast corner of 10.95 acre tract conveyed to Eunice C. Reed by Deed Book 228 Page 340 said concrete nail bears South 07 deg. 50 min. 11 sec. East a distance of 857.39 feet from the intersection of said Glade Run Road with the centerline of the West bound lane of U.S. 40;

Thence, with the centerline of said Glade Run Road the following two courses:

- 1) South 07 deg. 50 min. 11 sec. East a distance of 441.59 feet to a magnetic nail set
- 2) South 10 deg. 28 min. 18 sec. East a distance of 210.00 feet to a magnetic nail set

Thence, across said 113.6020 acre tract the following three new lines;

- 1) South 88 deg. 17 min. 57 sec. West, passing an iron pin and cap set at 23.75 feet, a total distance of 350.00 feet to an iron pin and cap set
- 2) South 11 deg. 42 min. 17 sec. East a distance of 259.92 feet to an iron pin and cap set
- 3) South 78 deg. 27 min. 22 sec. West a distance of 430.61 feet to an iron pin and cap previously set in the East line of a 96.11 acre tract conveyed to Paul J. and Clara B. Flucke by Official Record 23 Page 980;

Thence, with the East line of said 96.11 acre tract North 00 deg. 23 min. 18 sec. West a distance of 995.06 feet to an iron pin and cap set at the southwest corner of said Reed's 10.95 acre tract;

Thence, with the South line of said 10.95 acre tract North 90 deg. 00 min. 00 sec. East passing an iron pin and cap set at 602.39 feet, a total distance of 627.39 feet, returning to the point of beginning containing 12.7886 acres more or less.

Bearings are based on the North line of Lassel 113.6020 acre tract (North 90 deg. East) as described in Deed Book 170 Page 338.

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 29, 1997 by James R. Cottrill registration #6858.

The following described 1.8177 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 6644, and being part of a 113.6020 acre tract conveyed to George and Maria Lassel by Deed Book 170 Page 338 and being more particularly described as follows:

Beginning at the intersection of the centerline of West bound lane of U.S. 40 with the centerline of Glade Run Road extended Northward;

Thence, with the centerline of Glade Run Road South 07 deg. 50 min. 11 sec. East a distance of 857.39 feet to a concrete nail found in the north line of said 113.6020 acre tract;

Thence, continuing with the centerline of Glade Run Road the following two courses:

- 1) South 07 deg. 50 min. 11 sec. East a distance of 441.59 feet to a magnetic nail set in said centerline
- 2) South 10 deg. 28 min. 18 sec. East a distance of 210.00 feet to a magnetic nail set at the true point of beginning;

Thence, across said 113.6020 acre tract the following three courses:

- 1) South 88 deg. 17 min. 57 sec. West, passing an iron pin and cap set at 23.75 feet, a total distance of 350.00 feet to an iron pin and cap set
- 2) South 11 deg. 42 min. 17 sec. East a distance of 259.92 feet to an iron pin and cap set
- 3) North 78 deg. 27 min. 22 sec. East, passing an iron pin and cap set at 334.00 feet, a total distance of 350.00 feet to a magnetic nail set in the centerline of Glade Run Road

Thence, with said Glade Run Road the following two courses:

- 1) North 18 deg. 22 min. 29 sec. West a distance of 70.00 feet to a magnetic nail set
- 2) North 10 deg. 28 min. 18 sec. West a distance of 130.60 feet returning to the point of beginning containing 1.8177 acres more or less.

With the benefit of a 20 drainage easement said easement is tangent to and 10 feet left and right of the following described centerline;

Beginning at a magnetic nail set at the Northeast corner of the here-in-above described 1.8177 acre tract;

Thence, South 24 deg. 49 min. 49 sec. East a distance of 80.65 feet to a point in the East right-of-way line of Glade Run Road said point also being the true point of beginning of said drainage easement;

Thence across said 113.6020 acre tract the following two courses:

- 1) North 82 deg. 40 min. 56 sec. East a distance of 289.44 feet and South 89 deg. 09 min. 59 sec. East a distance of 215.72 feet to a point in the centerline of Glade Run Ditch No 76 and the eastern terminous of said 20 foot drainage easement;

Bearings are based on the North line of Lassel 113.6020 acre tract (North 90 deg. East) as described in Deed Book 170 Page 338.

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 29, 1997 by James R. Cottrill registration #6858.