

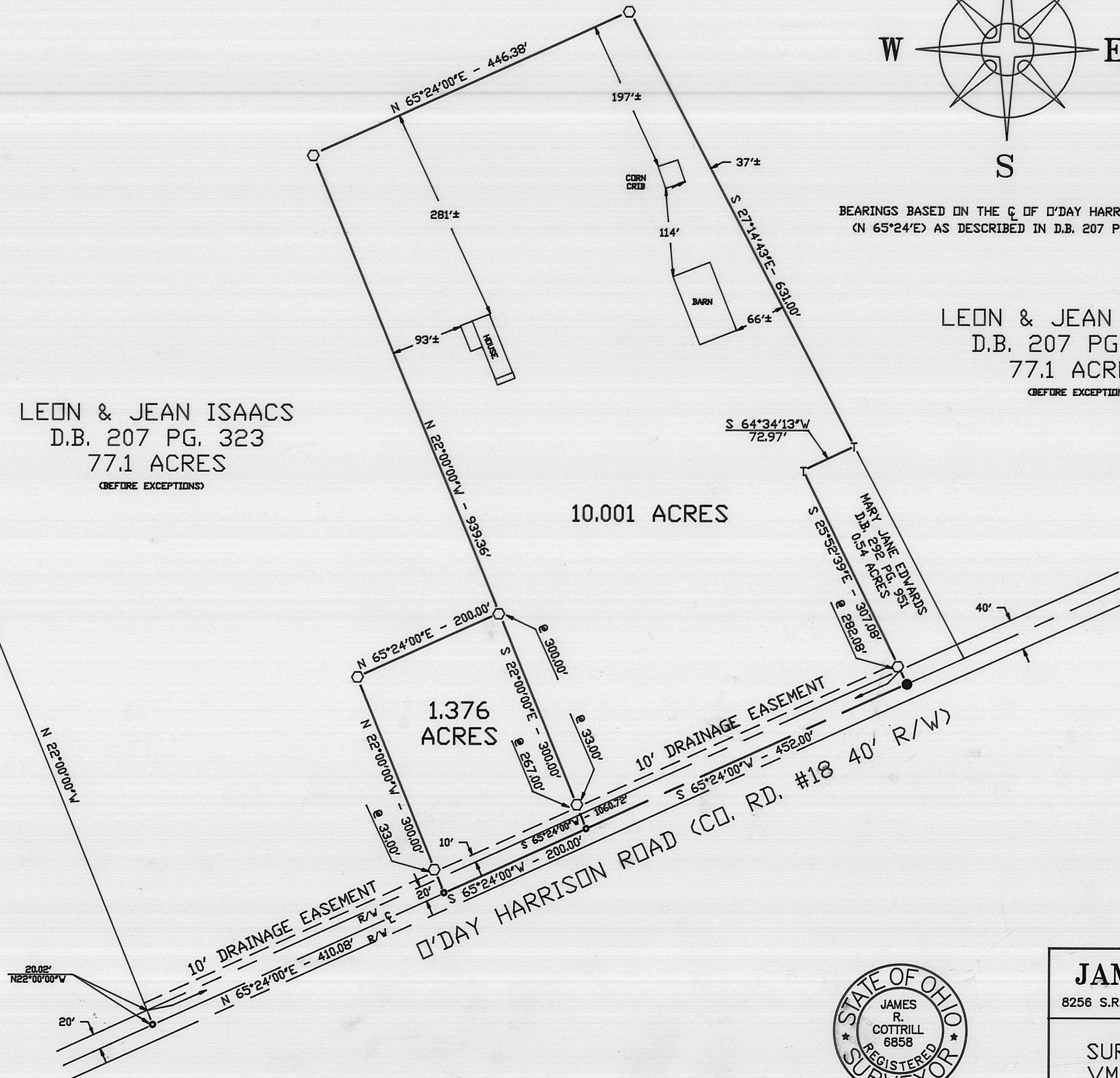
BEARINGS BASED ON THE C. OF O'DAY HARRISON RD.
(N 65°24'E) AS DESCRIBED IN D.B. 207 PG. 323

LEON & JEAN ISAACS
D.B. 207 PG. 323
77.1 ACRES
(BEFORE EXCEPTIONS)

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D.B. 207 PG. 323
77.1 ACRES
(BEFORE EXCEPTIONS)

10.001 ACRES

1.376
ACRES



LEGEND

- T 3/4" IRON TEE BAR (FOUND)
- RAIL ROAD SPIKE SET OVER PK NAIL (FOUND)
- MAG. NAIL (SET)
- 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

DATE: 7-5-96

JAMES R. COTTRILL P.S.

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

SURVEY OF 10.001 & 1.376 ACRES,
VMS 8489, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.

DATE DRAWN:
7-1-96
JOB # S960701
F. B. # 13

SCALE: 1" = 100'
100' 50' 0 100'

70-97

Description of 10.001 acre tract
Surveyed for Jean Isaacs

The following described 10.001 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 8489, and being part of a 77.1 acre tract conveyed to Leon and Jean Isaacs by Deed Book 207 Page 323 and being more particularly described as follows:

Beginning at a railroad spike set over a PK nail found in the centerline of O'Day Harrison Road (County Road 18) (40 foot right-of-way) said railroad spike being at the southeast corner of a 0.54 acre tract conveyed to Mary Jean Edwards by Deed Book 292 Page 951, said railroad spike bears North 65 deg. 24 min. 00 sec. East a distance of 1062.08 feet from a magnetic nail set at the southwest corner of said 77.1 acre tract;

Thence, with the centerline of O'Day Harrison Road South 65 deg. 24 min. 00 sec. West a distance of 452.00 feet to a magnetic nail set in said centerline;

Thence, across said 77.1 acre tract the following three new lines:

1) North 22 deg. 00 min. 00 sec. West, passing an iron pin and cap set at 33.00 feet, also passing an iron pin and cap set at 300.00 feet, a total distance of 939.36 feet to an iron pin and cap set

2) North 65 deg. 24 min. 00 sec. East being parallel to the centerline of O'Day Harrison Road a distance of 446.38 feet to an iron pin and cap set

3) South 27 deg. 14 min. 43 sec. East being the extension of the Northeast line of said Edwards 0.54 acre tract a distance of 631.00 feet to a 3/4 inch iron T bar and cap found at the Northeast corner of said 0.54 acre tract;

Thence, with said 0.54 acre tract the following two courses:

1) South 64 deg. 34 min. 13 sec. West a distance of 72.97 feet to a 3/4 inch iron T bar and cap found at the Northwest corner of said 0.54 acre tract;

2) South 25 deg. 52 min. 39 sec. East passing an iron pin and cap set at 282.08 feet, a total distance of 307.08 feet returning to the point of beginning containing 10.001 acres more or less.

Subject to and with the benefit of a 10 foot drainage easement said easement is Northwest of the Northwest right-of-way of O'Day Harrison Road and extends from the Southwest line of said Isaacs 77.1 acre tract to the Southwest line of Edwards 0.54 acre tract and is tangent to and left or Northwest of the following described baseline;

Beginning at the intersection of the Southwest line of Isaacs's 77.1 acre tract with the Northwest right-of-way line of O'Day Harrison Road said intersection bears North 22 deg. 00 min. 00 sec. West a distance of 20.02 feet from the Southwest corner of said 77.1 acre tract;

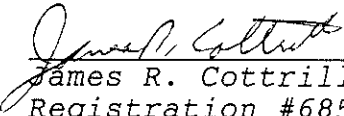
Thence, along the Northwest right-of-way line of O'Day Harrison Road North 65 deg. 24 min. 00 sec. East a distance of 1060.72 feet to a point in the southwest line of Edwards 0.54 acre tract said point being the eastern terminous of said 10 foot drainage easement;

Bearings are based on the centerline of O'Day Harrison Road (North 65 deg. 24 min. East) as described in Deed Book 207 Page 323.

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 1, 1996 by James R. Cottrill registration #6858.


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

Description of 1.376 acre tract
Surveyed for Jean Isaacs

The following described 1.376 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 8489, and being part of a 77.1 acre tract conveyed to Leon and Jean Isaacs by Deed Book 207 Page 323 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of O'Day Harrison Road (County Road 18) (40 foot right-of-way) said PK nail bears North 65 deg. 24 min. 00 sec. East a distance of 410.08 feet from a magnetic nail set at the southwest corner of said 77.1 acre tract;

Thence, across said 77.1 acre the following three courses:

1) North 22 deg. 00 min. 00 sec. West, passing an iron pin and cap set at 33.00 feet, a total distance of 300.00 feet to an iron pin and cap set

2) North 65 deg. 24 min. 00 sec. East being parallel to the centerline of O'Day Harrison Road a distance of 200.00 feet to an iron pin and cap set

3) South 22 deg. 00 min. 00 sec. East passing an iron pin and cap set at 267.00 feet, a total distance of 300.00 feet to a magnetic nail set in the centerline of O'Day Harrison Road;

Thence, with said centerline South 65 deg. 24 min. 00 sec. West a distance of 200.00 feet returning to the point of beginning containing 1.376 acres more or less.

Subject to and with the benefit of a 10 foot drainage easement said easement is Northwest of the Northwest right-of-way of O'Day Harrison Road and extends from the Southwest line of said Isaacs 77.1 acre tract to the Southwest line of Edwards 0.54 acre tract and is tangent to and left or Northwest of the following described baseline;

Beginning at the intersection of the Southwest line of Isaacs's 77.1 acre tract with the Northwest right-of-way line of O'Day Harrison Road said intersection bears North 22 deg. 00 min. 00 sec. West a distance of 20.02 feet from the Southwest corner of said 77.1 acre tract;

Thence, along the Northwest right-of-way line of O'Day Harrison Road North 65 deg. 24 min. 00 sec. East a distance of 1060.72 feet to a point in the southwest line of Edwards 0.54 acre tract said point being the eastern terminus of said 10 foot drainage easement;

Bearings are based on the centerline of O'Day Harrison Road (North 65 deg. 24 min. East) as described in Deed Book 207 Page 323.

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 1, 1996 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.