

55.97
LOT 52
75.97

The residual of Lot # 47 and a portion of Lot # 48..Pleasant Ridge No. 3

The following is a correct boundary description of 10,200.00 square feet of land or 0.234 acre surveyed for James Jacobs in Mt. Sterling, Madison County, Ohio...and being 6,600.00 square feet portion of Lot # 47 and 3,600.00 square feet portion of Lot # 48 of Pleasant Ridge No. 3 of record in Plat Book 2 at Pages 143 and 144 ...the said portion of Lot # 47 is the northeasterly 55 feet thereof and carried as tax parcel # 18-00530.00, the said portion of Lot # 48 is the southwesterly 30 feet thereof...the total perimeter herein being 85 feet in width by 120 feet in depth and being bounded and more particularly described as follows: (Lot # 48 carried as tax parcel # 18-00531.000)

Beginning with a found 1 inch diameter iron pipe on the northwesterly boundary of 50 feet wide Valleyview Drive at the southeasterly corner of Lot # 47 and the same being the southwesterly corner of Lot # 48;

Thence: With the northwesterly boundary of Valleyview Drive and the southeasterly line of Lot # 47 S 43 deg 30 min 53 sec W to a found 3/4 inch pipe at 55.00 feet distance;

Thence: Crossing through Lot # 47 and remaining 15.00 feet northeasterly from and parallel with the common line between Lots # 46 and # 47 N 46 deg 29 min 07 sec W 120.00 feet to a found 1/2 inch pipe;

Thence: With the southeasterly boundary of Pleasant Ridge No. 2 and northwesterly boundary of Pleasant Ridge No.3..following along the northwesterly line of Lot # 47 N 43 deg 30 min 53 sec E 55.00 feet to a found 1/2 inch pipe;

Thence: Continue with the aforesaid common boundary between Pleasant Ridge No.2 and Pleasant Ridge No. 3 and the northwesterly line of Lot # 48 N 43 deg 30 min 53 sec E 30.00 feet to a steel reinforcing rod found (1/2 inch);

Thence: Crossing through Lot # 48 and remaining 40 feet northeasterly from and running parallel with the common line between Lot # 47 and Lot # 48 S 46 deg 29 min 07 sec E 120.00 feet to a set 3/4 inch capped pipe on the northwesterly boundary of Valleyview Drive;

Thence: With said Valleyview Drive and the southeasterly line of Lot # 48 S 43 deg 30 min 53 sec W 30.00 feet to the point of beginning.

Containing within said bounds 10,200 square feet of land or 0.234 acre of which 6,600.00 square feet is all of tax parcel # 18-00530.00 and 3,600.00 square feet is the southwesterly 30 feet portion of tax parcel # 18-00531.00.

Bearings derived from the recorded platting of Pleasant Ridge No.3 of record in Plat Book 2 at original pages 143 and 144 which subdivision was recorded November 07, 1969. Pipe set = 3/4 inch diameter with cap stamped R.I.Baker S-5539.

This description is based on a current field survey by which most of the corner rods and steel pins were recovered in June 1997 by Mr. James Jacobs and surveyor Rodger I. Baker Ohio license # S-005539.

Rodger Irwin Baker July 24, 1977

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