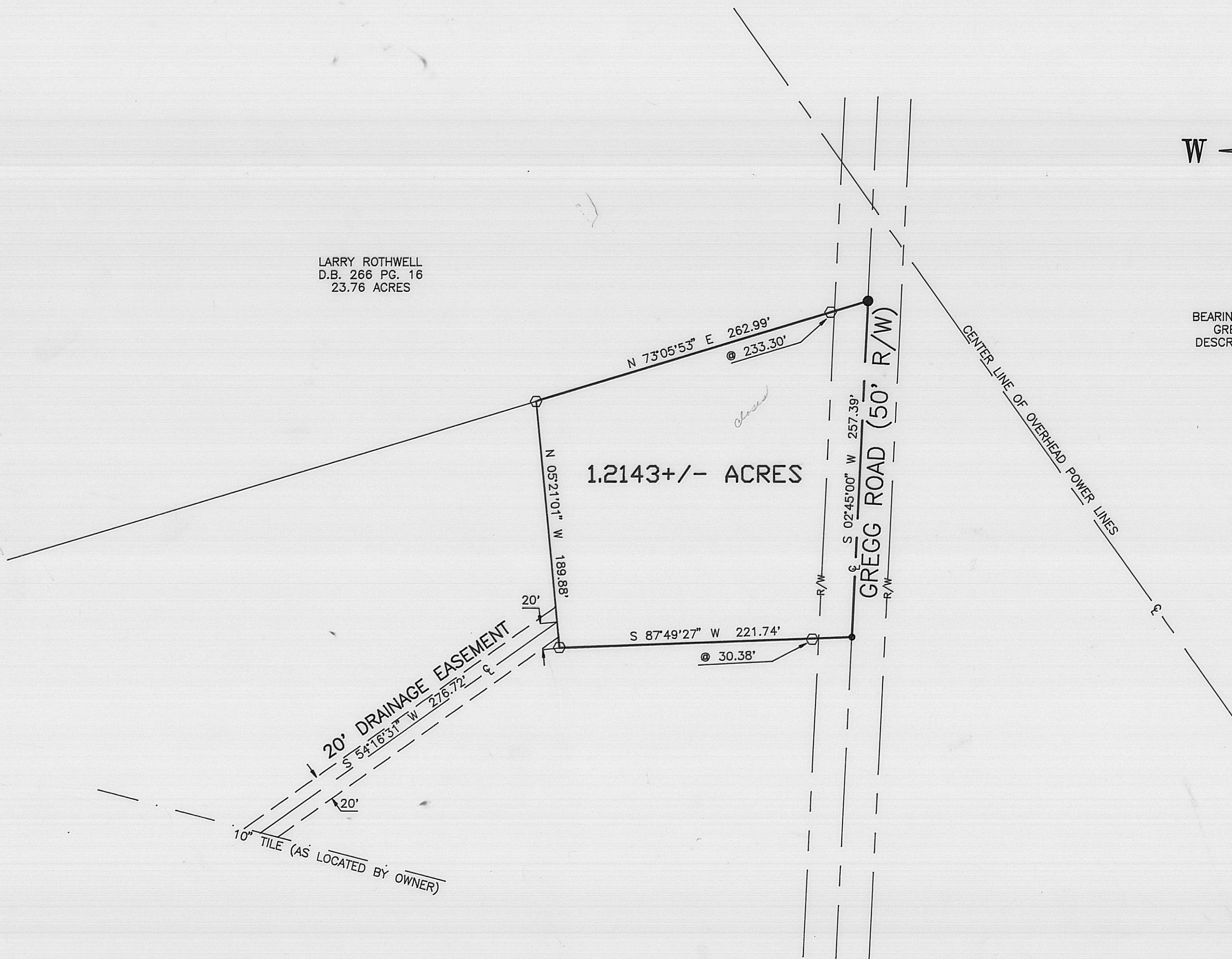


BEARINGS BASED ON THE C. OF
GREGG RD. (S2°45'W) AS
DESCRIBED IN OR. 58 PG 184

LARRY ROTHWELL
D.B. 266 PG. 16
23.76 ACRES



LEGEND

- RAIL ROAD SPIKE (SET)
- CONC. NAIL & SHINNER (SET)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

DEED REFERENCE
EUNICE K. SLYH
O.R. 58 PG. 184
TRACT #ONE
23.76 ACRES

17 98



JAMES R. COTTRILL P.S.

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

1.2143 ACRES, VMS 5195, DEERCREEK,
TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR JIM FOSTER

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

DATE: _____

DATE DRAWN:
12-8-97
JOB #S971205
F. B. # 17

SCALE : 1" = 60'
60' 30' 0 60'

CREW: JJ, MW
DWN. BY: JJ
CK. BY: _____

The following described 1.2143 acre tract is situated in the State of Ohio, Madison County, Decer creek Township, V.M.S. 5195 and being part of a 23.76 acre tract conveyed to Eunice K. Slyh by official Record 58 Page 184 and being more particularly described as follows:

Beginning at a railroad spike sat in the centerline of Gregg Road (50 foot right-of-way) said railroad spike being at the northeast corner of said 23.76 acre tract, also being the southeast corner of a 23.76 acre tract conveyed to Larry Rothwell by Deed Book 266 Page 16;

Thence, with the centerline of Gregg Road South 02 deg. 45 min. 00 sec. West a distance of 257.39 feet to a concrete nail and shinner set in said centerline;

Thence, across said 23.76 acre tract the following two courses:

1) South 87 deg. 49 min. 27 sec. West, passing an iron pin and cap set at 30.38 feet, a total distance of 221.74 feet to an iron pin and cap sat;

2) North 05 deg. 21 min. 01 sec. West a distance of 189.88 feet to an iron pin and cap set in the line between said Slyhn's 23.76 acre tract and Rothwell's 23.76 acre tract;

Thence, with said line North 73 deg. 05 min. 53 sec. East, passing an iron pin and cap set at 233.30 feet a total distance of 262.99 feet returning to the point of beginning containing 1.2143 acre more or less.

With the benefit of a 20 foot drainage easement, said drainage easement extends from the West line of the here-in-above described 1.2143 acre tract to the centerline of a 10 inch tile located by owner, said 20 foot drainage easement is also tangent to and ten feet left and right of the following described baseline;

Beginning at a point in the West line of the here-in-above described 1.2143 acre tract, said point bears North 05 deg. 21 min. 01 sec. West a distance of 20.00 feet from an iron pin and cap set at the southwest corner of the here-in-above described 1.2143 acre tract;

Thence, across said 23.76 acre tract South 54 deg. 16 min. 31 sec. West a distance of 276.72 feet to a point in the centerline of a ten inch tile as located by owner, said point also being the southwest terminus of said 20 foot drainage easement.

Bearings are based on the centerline of Gregg Road (South 02 deg. 45 min. West) as described in Official Record 58 Page 184.

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 Dec. 08, 1997 by James R. Cottrill registration #6858.