

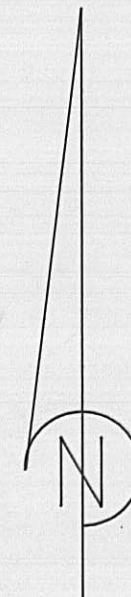
NOTE

NEW 50' DRIVEWAY EASEMENT OVERLAPS AN EXISTING 100' x 83' JEFFERSON SAVINGS LEASE, DOES NOT ENCRUCH ON EXISTING BUILDING.

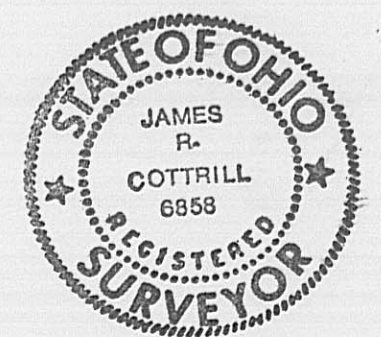
HAROLD E. & EMMA RAPP  
D.B. 238 PG. 471  
16.45 AC.

LEGEND

- RAILROAD SPIKE (SET)
- 3/4" SOLID IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⬡ 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



BEARINGS BASED ON THE LINE BETWEEN JEWETT'S 0.956 AC. & 0.8562 AC. TRACTS (S 10°58'00"W) AS DESCRIBED IN D.B. 244 PG. 156.



ROY D. JEWETT  
D.B. 244 PG. 156  
0.8562 AC.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE 4-10-91



<b>JAMES R. COTTRILL P.S.</b>		
8256 S.R.207 N.E. MT.STERLING, OHIO 43143 PH.(614) 869-3811		
PLAT OF		
0.8929 ACRES, VILLAGE OF MT.STERLING, MADISON COUNTY, STATE OF OHIO		
DATE: 4-10-91	SCALE: 1"=30' 30' 15' 0 30'	<b>33 98</b>

Situated in the State of Ohio, Madison County, Village of Mount Sterling, and being part of a 0.956 acre tract conveyed to Roy D. Jewett by Deed Book 226, Page 342 and also being part of a 0.8562 acre tract also conveyed to Roy D. Jewett by Deed Book 244, Page 156 and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe found in the North line of Jedwin Drive (50 foot right-of-way), at the Southeast corner of 0.300 acre tract conveyed to Kenneth and Virginia Vincent by Deed Book 268, Page 146 said 3/4 inch iron pipe is also at the Southwest corner of said 0.8562 acre tract;

Thence, with the East line of said 0.300 acre tract N 10° 58' 00" E a distance of 50.23 feet to a 3/4 inch iron pipe found at the Northeast corner of said Vincent's 0.300 acre tract;

Thence, with the North line of said Vincent's 0.300 acre tract N 73° 59' 17" W a distance of 161.77 feet to a railroad spike set in the North line of said Vincent's 0.300 acre tract;

Thence, with a new line across said Jewett's 0.956 acre tract N 15° 10' 42" E a distance of 157.21 feet to an iron pin and cap set in the South line of a 16.45 acre tract conveyed to Harold E. and Emma Rapp by Deed Book 238, Page 471 said iron pin and cap is also in the North line of said 0.956 acre tract;

Thence, with the line between said Rapp's 16.45 acre tract and Jewett's 0.956 acre tract and 0.8562 acre tract S 73° 55' 45" E passing a 3/4 inch solid iron pin found at the North corner common to said 0.956 acre tract and 0.8562 acre tract at 150.19 feet a total distance of 219.67 feet to an iron pin and cap set in the North line of 0.8562 acre tract;

Thence, with a new line across said 0.8562 acre tract S 10° 58' 00" W a distance of 207.96 feet to an iron pin and cap set in the North line of Jedwin Drive (50 foot right-of-way);

Thence, with the North line of said Jedwin Drive N 73° 51' 56" W a distance of 69.48 feet to the point of beginning containing 0.8929 acres more or less of which 0.5626 acres is from said Jewett's 0.956 acre tract and 0.3303 acres is from said Jewett's 0.8562 acre tract.

Bearings are based on the line between Jewett's 0.956 acre and 0.8562 acre tract (S 10° 58' 00" W) as described in Deed Book 244, Page 156.

~~With the benefit of a 50 foot wide driveway easement extending from the Northwest line of the here-in-above described 0.8929 acre tract along the North line of said Jewett's 0.956 acre tract to the East line of State Route 207 said driveway easement also being tangent to and 50 foot left of the following described baseline:~~

Beginning at an iron pin and cap set at the Northwest corner of said 0.8929 acre tract;

Thence, with the line between said Jewett's 0.956 acre tract and Rapp's 16.45 acre tract N 73° 55' 45" W a distance of 87.95 feet to a 3/4 inch iron pipe found in the East right-of-way line of State Route 207 said 3/4 inch pin bears S 73° 55' 45" E a distance of 30.47 feet from the centerline of State Route 207.

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 at 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858".

This description is based on a field survey performed April 10, 1990 by James R. Cottrill Registration #6858.