



BEARINGS BASED ON THE N. E. LINE OF WEST ROAD (N35°01'W) AS DESCRIBED IN D.B. 151 PG. 691

NOTE

9.7729 AC.IS TO BE CONTINGENT TO AND TO BECOME PART OF LILLY'S 6.36 AC. TRACT (D.B. 151 PG. 691)



I HEREBY CERTIFY THAT THIS PLAT, DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 11-25-89

LEGEND

- 3/4" I.D. IRON PIPE FOUND
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" SET

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

PLAT OF
9.7729 ACRES, V.M.S. 2451, JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO.

DATE: 12-01-89	SCALE: 1"=100' 100' 50' 0 100'	52/98
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Situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 2451, being part of a 29.75 acre tract conveyed to Charles Harbage, Etal. by Deed Book 259 Page 313 and being more particularly described as follows: BEGINNING at a 3/4 inch diameter iron pipe found at the Southern most corner of a 6.36 acre tract conveyed to Wendell I. and Nena V. Lilly by Deed Book 151 Page 691, said pipe is also at the Eastern most corner of a 30 foot right of way (West Road), and in the Northwest line of said 29.75 acre tract, said pipe bears South 35° 01' 00" East a distance of 475.00 feet from the western most corner of said 6.36 acre tract;

Thence, with the Southeast line of said West Road South 36° 42' 00" West a distance of 31.59 feet to an iron pin and cap set in the Northeast line of a 111.53 acre tract conveyed to Marg. Huston Etal. by Deed Book 271 Page 356;

Thence, with the Northeast line of said 111.53 acre tract South 35° 01' 00" East a distance of 518.18 feet to an iron pin and cap set;

Thence, with a South line of said 29.75 acre tract North 78° 30' 00" East, crossing Little Darby Creek at 125.00 feet a total distance of 272.32 feet to an iron pin and cap set;

Thence, with the following four new courses across said 29.75 acre tract:

1) North 7° 50' 48" West, a distance of 234.92 feet to an iron pin and cap set;

2) North 35° 59' 34" East a distance of 396.98 feet to an iron pin and cap set;

3) North 9° 29' 58" East, crossing Little Darby Creek at 150 feet, a total distance of 335.67 feet to an iron pin and cap set;

4) North 23° 32' 05" West a distance of 85.51 feet to a 3/4 inch pipe found at the East corner of a 3.15 acre tract conveyed to Wendell and Nena Lilly by Deed Book 235 Page 444 and the South corner of a 3.42 acre tract conveyed to Patrick Dillion by Deed Book 255 Page 384;

Thence, with the Southeast lines of said 3.15 acre tract the following two courses:

1) South 49° 02' 14" West, a distance of 115.15 feet to an iron pipe found;

2) South 59° 45' 00" West a distance of 183.90 feet to the Southeast corner common to both said 3.15 acre and 6.36 acre tracts;

Thence, with the following six courses of the Southeast lines of said 6.36 acre tract:

1) South 59° 45' 00" West a distance of 19.50 feet;

2) South 60° 45' 00" West a distance of 97.60 feet;

3) North 82° 53' 00" West a distance of 90.50 feet;

4) South 48° 39' 00" West a distance of 167.60 feet;

5) South 50° 18' 00" West a distance of 91.80 feet;

6) South 36° 00' 09" West a distance of 227.47 feet to the point of beginning CONTAINING 9.7729 ACRES more or less.

Bearings are based on the Northeast line of West Road (North 35° 01' West) as described in Deed Book 151 Page 691.

The above described 9.7729 acre tract is to be contingent to and to become a part of Lilly's 6.36 acre tract.

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 November 25, 1989 by James R. Cottrill registration #6858.