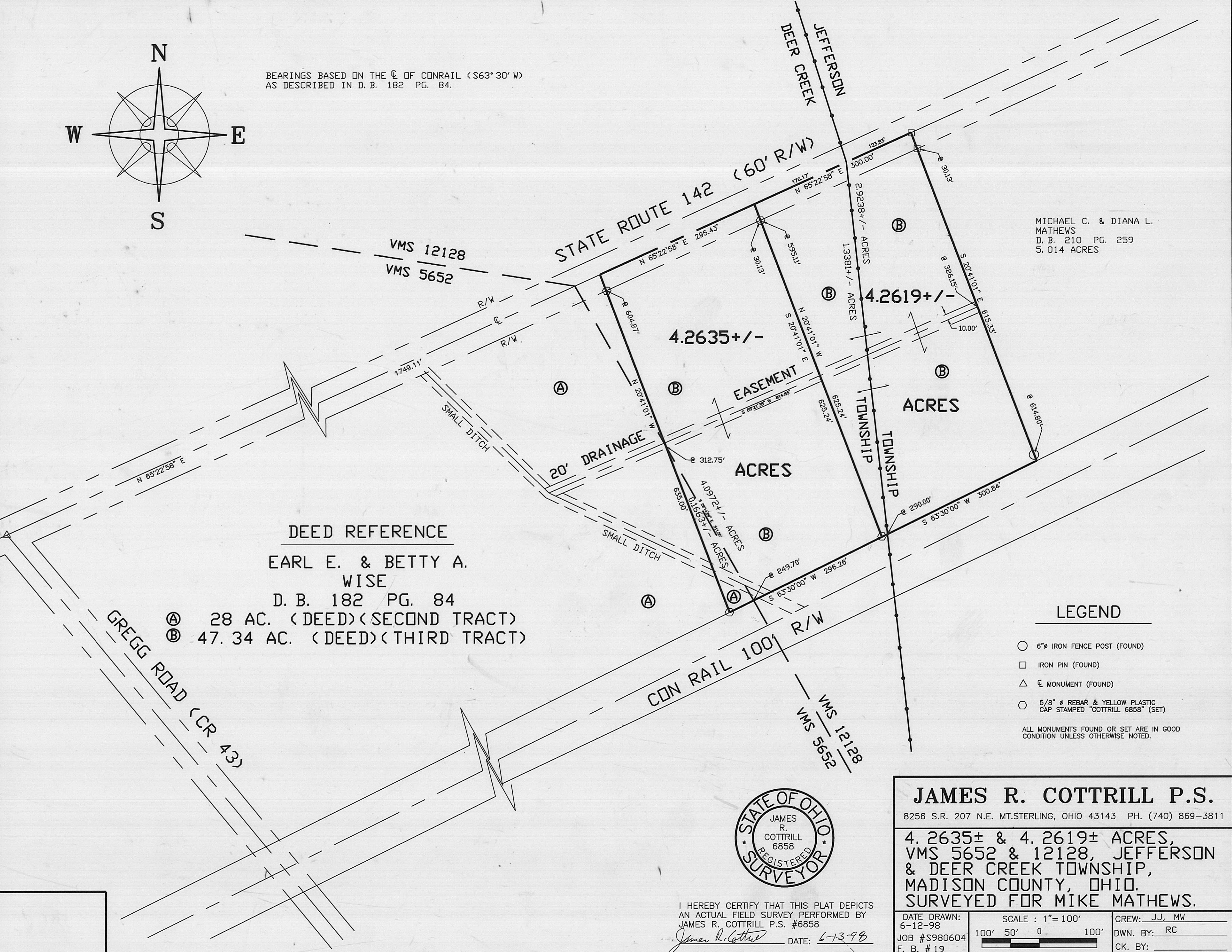


BEARINGS BASED ON THE  $\text{C}$  OF CONRAIL (S63°30' W)  
AS DESCRIBED IN D. B. 182 PG. 84.

MICHAEL C. & DIANA L.  
MATHEWS  
D. B. 210 PG. 259  
5.014 ACRES



**DEED REFERENCE**

EARL E. & BETTY A.  
WISE

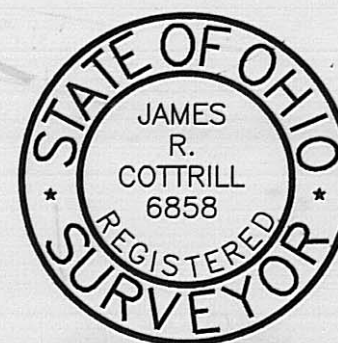
D. B. 182 PG. 84

- Ⓐ 28 AC. (DEED) (SECOND TRACT)
- Ⓑ 47.34 AC. (DEED) (THIRD TRACT)

**LEGEND**

- 6"  $\phi$  IRON FENCE POST (FOUND)
- IRON PIN (FOUND)
- △  $\text{C}$  MONUMENT (FOUND)
- ⬡ 5/8"  $\phi$  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

*James R. Cottrill* DATE: 6-13-98

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

4.2635± & 4.2619± ACRES,  
VMS 5652 & 12128, JEFFERSON  
& DEER CREEK TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR MIKE MATHEWS.

DATE DRAWN:  
6-12-98  
JOB #S980604  
F. B. #19

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

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



The following described 4.2635 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 12128, and 5652, and being part of a 47.34 acre tract (deed)(Third Tract)also being part of a 28 acre tract (by deed) (Second Tract) both conveyed to Earl E. and Betty A. Wise by Deed Book 182 Page 84, and being more particularly described as follows:

Beginning at a centerline monument found at the centerline intersection of Gregg Road (County Road 43) with the centerline of State Route 142 (60 foot right-of-way);

Thence, with the centerline of State Route 142 North 65 deg. 22 min. 58 sec. East a distance of 1749.11 feet to a point in said centerline being the true point of beginning;

Thence, continuing with said centerline North 65 deg. 22 min. 58 sec. East a distance of 295.43 feet to a point in said centerline;

Thence, across said 47.34 acre tract South 20 deg. 41 min. 01 sec. East, passing an iron pin and cap set atr 30.13 feet, a total distance of 625.24 feet to an iron pin and cap set in the North line of Conrail (100 foot right-of-way);

Thence, with said right-of-way line South 63 deg. 30 min. 00 sec. West, passing the line between V.M.S. 12128 and 5652, also being the line between said 28 and 47.34 acre tracts at 249.70 feet, a total distance of 296.26 feet to an iron pin and cap set;

Thence, across said 28 and 47.34 acre tracts North 20 deg. 41 min. 01 sec. West, passing the line between said tracts at 312.75 feet, also passing an iron pin and cap set at 604.87 feet, a total distance of 635.00 feet returning to the true point of beginning containing 4.2635 acres more or less, of which 4.0972 acres is in V.M.S. 12128 and part of said 47.34 acre tract and 0.1663 acres is in V.M.S. 5652 and being part of said 28 acre tract.

Bearings are based on the centerline of Conrail (South 63 deg. 30 min. West) as described in Deed Book 182 Page 84.

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

This description is based on a field survey performed June 12, 1998, by James R. Cottrill registration #6858.

The following described 4.2619 acre tract is situated in the State of Ohio, Madison County, Deercreek and Jefferson Townships, V.M.S. 12128, and being part of a 47.34 acre tract (deed) (Third Tract) conveyed to Earl E. and Betty A. Wise by Deed Book 182 Page 84 and being more particularly as follows:

Beginning at an iron pin found in the centerline of State Route 142 (60 foot right-of-way) said iron pin being at the northwest corner of a 5.014 acre tract conveyed to Michael C. and Diana L. Mathews by Deed Book 210 Page 259;

Thence, with the West line of said 5.014 acre tract South 20 deg. 41 min. 01 sec. East, passing an iron pin found at 30.13 feet, also passing a 6 inch diameter metal fence post at 614.80 feet a total distance of 615.33 feet to a point in the North line of Conrail (100 foot right-of-way);

Thence, with said right-of-way line South 63 deg. 30 min. 00 sec. West passing the Jefferson and Deercreek Township line at 290.00 feet, a total distance of 300.84 feet to an iron pin and cap set;

Thence, across said 47.34 acre tract North 20 deg. 41 min. 01 sec. West passing an iron pin and cap set at 595.11 feet, a total distance of 625.24 feet to a point in the centerline of State Route 142;

Thence with said centerline North 65 deg. 22 min. 58 sec. East passing the Jefferson and Deercreek Township line at 176.17 feet, a total distance of 300.00 feet returning to the point of beginning, containing containing 4.2619 acres more or less, of which 2.9238 acres is in Jefferson Township, and 1.3381 acres is in Deercreek Township;

Bearings are based on the centerline of Conrail (South 63 deg. 30 min. West) as described in Deed Book 182 Page 84.

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

This description is based on a field survey performed June 12, 1998, by James R. Cottrill registration #6858.

The following described 20 foot drainage easements extends from the East line of a 5.014 acre tract conveyed to Michael C. and Dianna L. Mathews to the centerline of a small ditch said 20 foot drainage easement is tangent to and 10 left and right of the following described centerline:

Beginning at a point in the West line of said Mathews 5.014 acre tract said point bears South 20 deg. 41 min. 01 sec. East a distance of 326.15 feet from an iron pin found at the Northwest corner of said 5.014 acre tract, also being a point in the centerline of State Route 142;

Thence, across said Wise's 28 and 47.34 acre tracts South 66 deg. 21 min. 38 sec. West a distance of 814.65 feet to a point in a small ditch being the western terminus of said 20 feet drainage easement.

Bearings are based on the centerline of Conrail (South 63 deg. 30 min. West) as described in Deed Book 182 Page 84.

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 June 12, 1998, by James R. Cottrill registration #6858.