

BEARINGS BASED ON THE EAST LINE OF MILANO'S 3.007 ACRE TRACT (S 14°23'20\"/>

DEED REFERENCE

RHONDA M. MILANO
3.007 AC.
VOL. 48 PG. 465

WEST JEFFERSON-KIOUSVILLE ROAD (45'R/W)

STRT. 665 (60' R/W)

3.000 ± ACRES

JOHN B. & PATRICIA G. BAILEY
D.R. 57, PG. 218
4.220 AC.

MICHAEL A. & LYNETTE E. WILSON
D.R. 59 PG. 173
3.876 AC.

ROBERT A. THOMAS
D.B. 222 PG. 79
4.978 AC.

25' DRAINAGE EASEMENT N 14°23'20\"/>

N 70°42'46\"/>

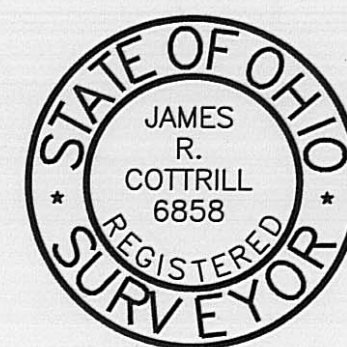
LEGEND

- IRON PIPE (FOUND)
- SOLID IRON PIN (FOUND)
- △ METAL FENCE POST (FOUND)
- ▲ MAG NAIL (SET)
- P K NAIL (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

NOTE

THE PURPOSE OF THIS SURVEY IS TO CORRECT AN ERROR IN MILANO'S 3.007 ACRE TRACT. SAID ERROR WAS MADE BY WM. BROWNING, JAN. 1997 AS SHOWN ON PLAT 10-97 ON FILE IN THE MADISON COUNTY TAX MAP OFFICE. THE NORTH LINE OF THE 3.876 AC. TRACT ON PLAT WAS 86.64' AND BY MY SURVEY IT IS 75.30' AND SHOWN ON THIS PLAT. NO NEW PINS, AS SHOWN ON PLAT 10-97 WHERE FOUND BY THIS SURVEYOR.



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

James R. Cottrill DATE: 5-3-99

JAMES R. COTTRILL P.S.

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

**SURVEY OF 3.000± ACRES,
VMS 12127, FAIRFIELD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR RHONDA MILANO.**

DATE DRAWN:
4-20-99
JOB #S990414
F. B. # 22

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

CREW: RC, EJ, MW
DWN. BY: EJ
CK. BY: JRC

The following described 3.000 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 12127, and being all of a 3.007 acre tract conveyed to Rhonda M. Milano by Volume 48 page 465 (the here-in-below described 3.000 acre is intended to be a corrective description of said Milano's 3.007 acre tract) and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the centerline intersection of State Route 665 with the centerline of West Jefferson-Kiousville Road said mag nail bears North 04 deg. 06 min. 30 sec. East a distance of 2.13 feet from a PK nail found near said intersection said mag nail also being the southwest corner of said 3.007 acre tract;

Thence, with the centerline of West Jefferson-Kiousville Road (45 foot right-of-way) North 26 deg. 25 min. 29 sec. East a distance of 312.14 feet to a mag nail set in said centerline at the southwest corner of a 4.220 acre tract to John D. and Patricia G. Bailey by Official Record 57 Page 218;

Thence, with the South line of said 4.220 acre tract South 72 deg. 21 min. 44 sec. East, passing an iron pin and cap set at 22.77 feet, a total distance of 388.03 feet to an iron pin and cap set in the West line of a 4.978 acre tract conveyed to Robert A. Thomas by Deed Book 222 Page 79;

Thence, with said West line South 14 deg. 23 min. 20 sec. West, passing a metal fence post found at 288.77 feet, a total distance of 313.00 to an iron pin found in the centerline of State Route 665 (60 foot right-of-way)

Thence, with said centerline North 71 deg. 51 min. 16 sec. West a distance of 453.47 feet returning to the point of beginning containing 3.000 acres more or less.

With the benefit of a 25 foot drainage easement said easement extends from the Northeast corner of the here-in-above described 3.000 acre tract along the East line and lies West of said line of Bailey's 4.220 acre tract, also a 3.878 acre tract conveyed to Michael A. and Lynette E. Wilson by Official Record 59 Page 173 said easement also extends along the North line and 25 feet South of said line of a said Wilson's 3.876 acre tract to the East right-of-way line of West Jefferson-Kiousville Road said 25 foot drainage easement is described separately and shown on the plat accompanying this description.

Bearings are based on the East line of Milano's 3.007 acre tract (South 14 deg. 23 min. 20 sec. West) as recorded in Volume 48 Page 465.

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 April 20, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.