



BEARINGS BASED ON THE C OF ST. RT. 665
 (S 73° 40' 12" E) AS DESCRIBED IN
 VOL. 69 PG. 721.

STATE ROUTE 665 (60' R/W)

4.7334 +/- ACRES

GLORIA ANDRIX
 VOL. 166 PG. 430
 2.00 AC.

(13)

DEED REFERENCE

Laurie A. Shade &
 Paula J. Adams
 CO TRUSTEES
 VOL. 69 PG. 721
 65.670 ACRES

(1110)

20' DRAINAGE
 EASEMENT

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 EASEMENT

OPEN DITCH

LEGEND

- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- RAIL ROAD SPIKE (FD.)
- MAG NAIL (SET)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER

30/99

JAMES R. COTTRILL P.S.

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

4.7334± ACRES, VMS 6297,
 FAIRFIELD TOWNSHIP,
 MADISON COUNTY, OHIO.
 SURVEYED FOR STEVE ADAMS.



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

James R. Cottrill DATE: 12-16-98

DATE DRAWN:
 12-14-98
 JOB #S981207
 F. B. # 21

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

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

The following 4.7334

acre tract situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 6297 and being part of a 65.670 acre tract conveyed to Laurie A. Shade and Paula J. Adams, Co-Trustees, by Volume 69 page 721 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 665 (60 foot right-of-way) said railroad spike being corner to said 65.670 acre tract also being the northwest corner of a 2.00 acre tract conveyed to Gloria Andrix by Volume 166 Page 430;

Thence, with the West line of said 2.00 acre tract South 16 deg. 19 min. 48 sec. West, passing a T bar and cap found at 30.47 feet, also passing the southwest corner of said 2.00 acre tract at 288.71 feet, a total distance of 354.16 feet to an iron pin and cap set;

Thence, across said 65.670 acre tract the following two new courses:

1) South 88 deg. 53 min. 19 sec. West a distance of 503.13 feet to an iron pin and cap set

2) North 16 deg. 19 min. 48 sec. East being parallel to the West line of said 2.00 acre tract, passing an iron pin and cap set at 474.96 feet, a total distance of 504.96 feet to a mag nail set in the centerline of State Route 665;

Thence, with said centerline South 73 deg. 40 min. 12 sec. East a distance of 480.00 feet returning to the point of beginning containing 4.7334 acres more or less.

Subject to and with the benefit of the following described 20 feet drainage easement

Said easement is tangent to and right of the following described baseline

Beginning at a railroad spike found at the northwest corner of said 2.00 acre tract the Northeast corner of the here-in-above described 4.7334 acre tract

Thence, with the line between said tracts South 16 deg. 19 min. 48 sec. West, passing a T bar and cap found at 30.47 feet, a total distance of 194.76 feet to the true point of beginning of baseline for said 20 foot drainage easement

Thence, across said 4.7334 acre tract the following two courses:

- 1) North 78 deg. 51 min. 11 sec. West, a distance of 176.01 feet to a point
- 2) South 34 deg. 49 min. 38 sec. West a distance of 233.97 feet to a point in the south line of said 4.7334 acre tract and being the southern terminus of said 20 foot drainage easement said 20 feet drainage easement extends from the East line to the South line of the here-in-above described 4.7334 acre tract;

Drainage easement #2:

With the benefit of a 20 foot drainage easement extending from the southeast corner of the herein-in-above described 4.7334 acre tract across said 65.670 acre tract to the centerline of a small open ditch and being tangent to the right of the following described baseline:

Beginning at an iron pin and cap set at the southeast corner of the here-in-above described 4.7334 acre tract;

Thence South 16 deg. 37 min. 08 sec. East across said 65.670 acre tract a distance of 263.28 feet to a point in the centerline of said open ditch

Bearings are based on the centerline of State Route 665 (South 73 deg. 40 min. 12 sec. East) as described in Volume 69 Page 721.

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

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 December 14, 1998 by James R. Cottrill registration #6858.