

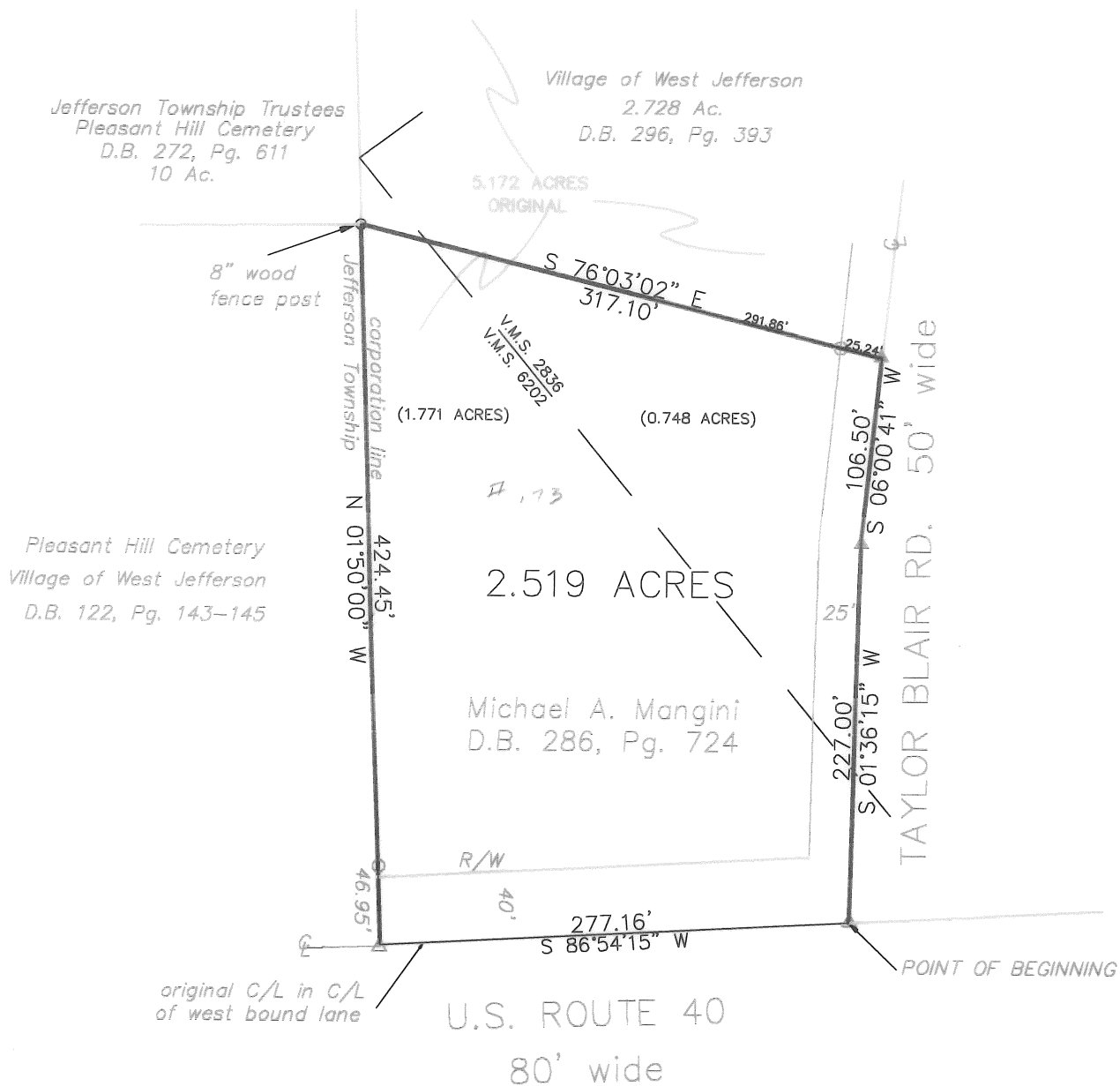
SURVEYED FOR MICHAEL A. MANGINI

BEING 2.519 ACRES, (THE RESIDUE OF A 5.17 ACRE TRACT),
 LOCATED IN V.M.S. NO. 2836 & 6202, IN THE VILLAGE OF WEST JEFFERSON,
 COUNTY OF MADISON, STATE OF OHIO



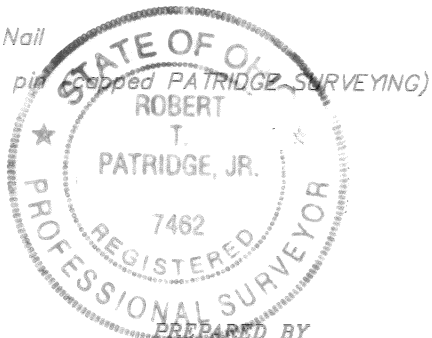
Scale 1" = 100'
 November 18, 1998

Basis of bearings from D.B. 286, Pg. 724
 on the west line of original 5.172 acre,
 being a bearing of N 01°50'00" W



LEGEND

- ▲ found railroad spike
- △ set PK Nail
- set iron pin

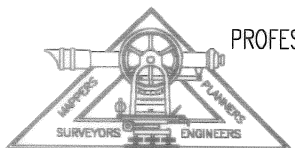


PREPARED BY
PATRIDGE
PROFESSIONAL SURVEYORS AND ENGINEERS L.L.C.
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Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

Robert T. Patridge, Jr.
 Professional Surveyor No. 7462



Situated in the State of Ohio, County of Madison, Village of West Jefferson, located in Virginia Military Survey No. 2836 and Virginia Military Survey No. 6202, and being the 2.442 acre residue of an original 5.17 acre tract conveyed to Michael A. Mangini in Deed Book 287, Page 021, and being more particularly described as follows:

Beginning at a PK nail set at the intersection of the centerlines of U.S. Route 40 (80 feet wide) and Taylor Blair Road (50 feet wide);

thence South $86^{\circ} 54' 15''$ West 277.16 feet, in the centerline of U.S. Route 40, to a PK nail set in the Corporation Line of the Village of West Jefferson, also being the southwest corner of said original 5.17 acre tract and the southeast corner of the Pleasant Hill Cemetery;

thence North $01^{\circ} 50' 00''$ West 424.45 feet, (passing an iron pin on line at 46.45 feet), to an 8 inch wood fence post found in the Corporation Line of the Village of West Jefferson, and the west line of said original 5.17 acre tract and the east line corner of the Pleasant Hill Cemetery, said 8 inch wood fence post also being the southwest corner of a 2.728 acre tract conveyed to the Village of West Jefferson in Deed Book 296, Page 393 and the southeast corner of a 10.0 acre tract conveyed to the Jefferson Township Trustees in Deed Book 272, Page 611;

thence South $76^{\circ} 03' 02''$ East 317.10 feet, (passing an iron pin on line at 291.86 feet), the south line of said 2.728 acre tract, to a railroad spike found in the centerline of Taylor Blair Road marking the southeast corner of said 2.728 acre tract;

thence South $06^{\circ} 00' 41''$ West 106.50 feet, in the centerline of Taylor Blair Road and the east line of said original 5.17 acre tract, to a railroad spike found also marking an angle point of said road;

thence South $01^{\circ} 36' 15''$ West 227.00 feet, in the centerline of Taylor Blair Road in the east line of said original 5.17 acre tract, to the point of beginning, containing 2.519 acres more or less of which 0.748 acres are in Virginia Military Survey No. 2836 and 1.771 acres are in Virginia Military Survey No. 6202.

Basis of bearings from Deed Book 286, Page 724, based on the west line of the original 5.17 acre tract being North $01^{\circ} 50' 00''$ West. A survey of the above described premises was done by Robert T. Patridge Jr. in November 1998. All iron pins set are capped PATRIDGE SURVEYING. All deed references are filed in the Madison County Recorder's Office, London, Ohio.