

DEED REFERENCE

DOUGLAS N. & LAURA D. CRAGER
 D.B. 297 PG. 678
 77.409 ACRES

(1109)

VOL. 283, PG. 838
 VOL. 254, PG. 446
 VOL. 237, PG. 457
 VOL. 148, PG. 498
 VOL. 144, PG. 490
 VOL. 222, PG. 79

NOTES

- A** DEED OVERLAP WAS CREATED JAN. 1997 BY WILLIAM W. BROWNING P.S. 7377 BY LAND SPLIT OF THREE TRACTS (VOL. 59, PG. 173, VOL. 48, PG. 465, VOL. 57, PG. 218)
- B** DEED VOID WAS CREATED 7-12-93 BY R.I. BAKER L.S. 5539 BY SURVEY OF 77.409 ACRES (VOL. 297, PG. 678)
- C** THIS LINE REPRESENTS DEED LINE AS ESTABLISHED BY BROWNING & BAKER
- D** THIS IS THE POSSESSION LINE AND DEED LINE AS RECORDED IN VOL. 283, PG. 838 (11.11 AC.), AND VOL. 144, PG. 490 (150 AC.), ALSO REFERENCE IS MADE TO THE NORTHWESTERN CORNER OF THIS TRACT IN FIRST TRACT (61.30 AC.) IN VOL. 254, PG. 446.

LEGEND

- ⊗ MON. BOX (FOUND)
SET BY THE STATE OF OHIO.
- ▲ METAL FENCE POST (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ 3/4" ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- PONY SPK. (SET)
- P K NAIL (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

2-2000

JAMES R. COTTRILL P.S.

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

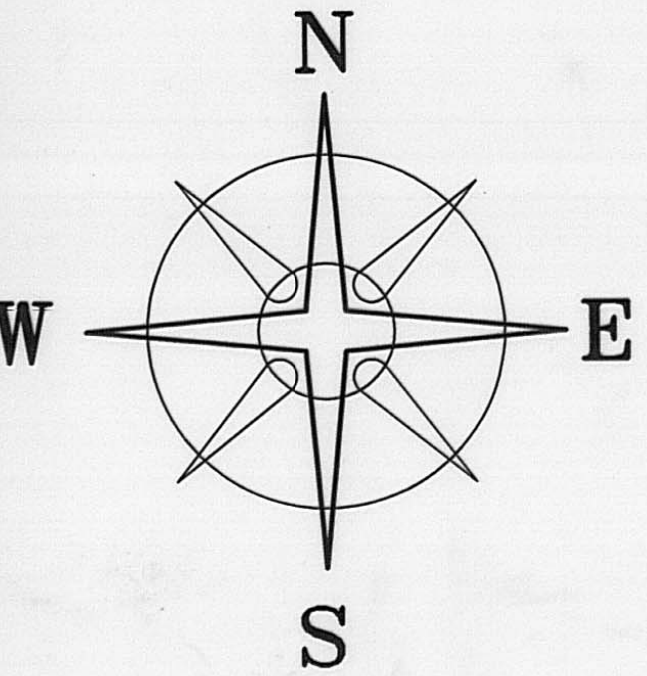
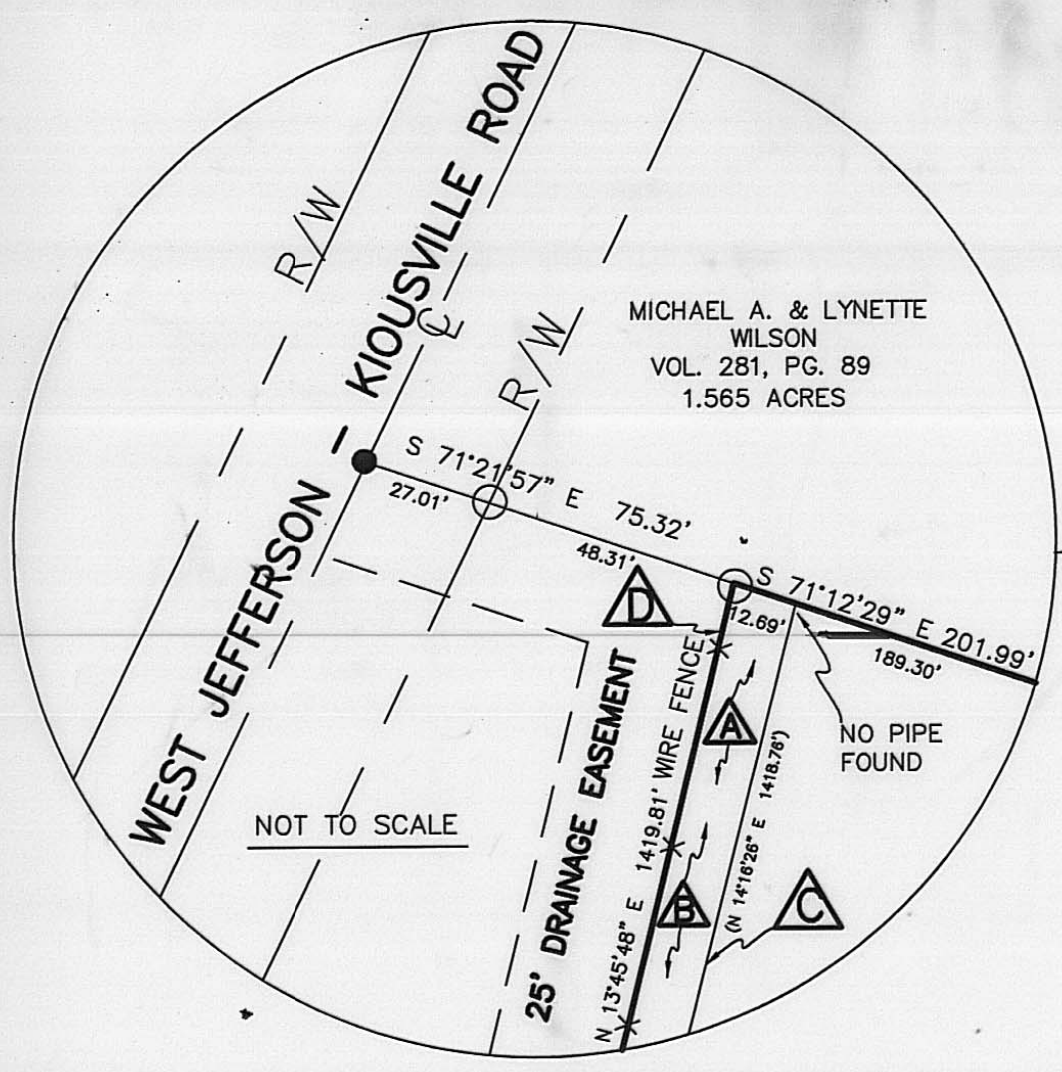
20.100± ACRES, VMS 12127,
 FAIRFIELD TOWNSHIP,
 MADISON COUNTY, OHIO.
 SURVEYED FOR DOUG CRAGER

DATE DRAWN: 11-16-99 JOB #S991108 F. B. # 23	SCALE : 1"=200' 200' 100' 0 200'	CREW: EM, MW DWN. BY: RC CK. BY:
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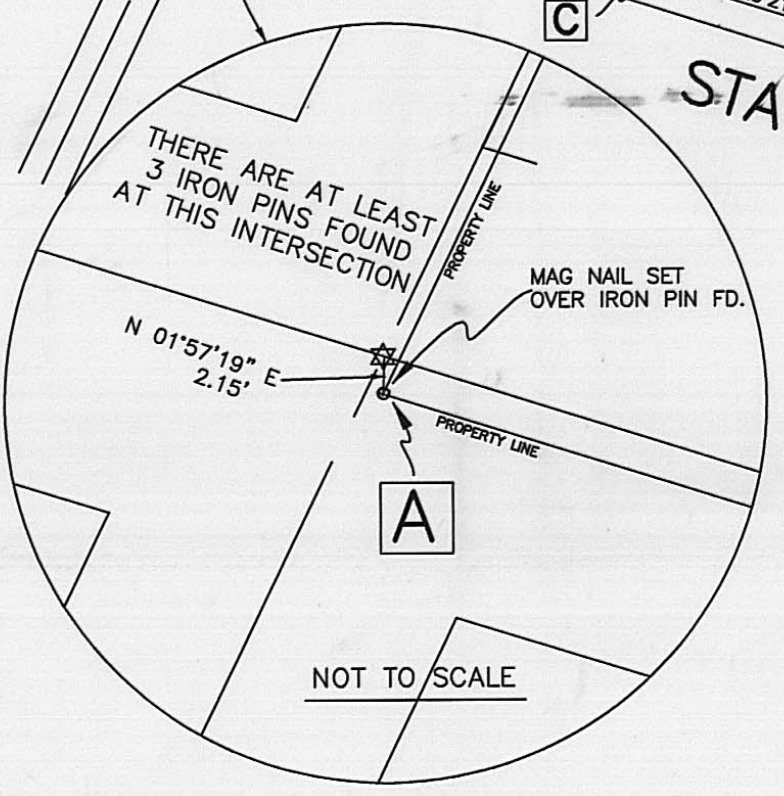


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

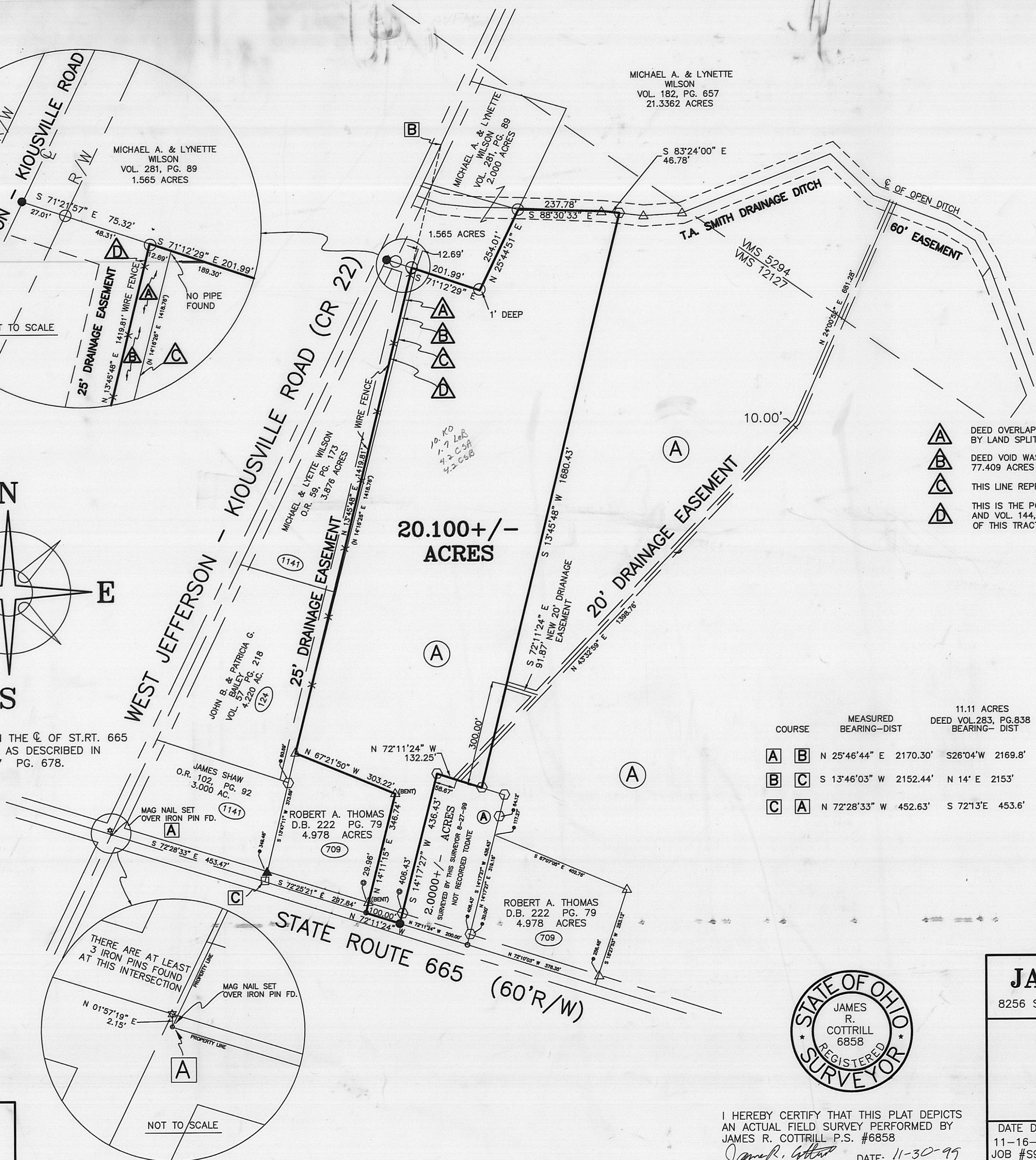
James R. Cottrill DATE: 11-30-99



BEARINGS BASED ON THE C OF ST.RT. 665 (N 72°11'24"W) AS DESCRIBED IN D.B. 297 PG. 678.



NOT TO SCALE



20.100±/-
ACRES

STATE ROUTE 665 (60'R/W)

The following described 20.100 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 12127 and being part of a 77.409 acre tract conveyed to Douglas N. & Laura D. Crager by Deed Book 297 Page 678 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 (60 feet right-of-way) with the centerline of West Jefferson - Kiousville Road (County Road 22) from said mag nail there is a monument box bearing North 01 deg. 57 min. 19 sec. East a distance of 2.15 feet

Thence, with the centerline of State Route 665 South 72 deg. 28 min. 33 sec. East a distance of 453.47 feet to iron pin (found) at the southwest corner of a 4.978 acre tract conveyed to Robert A. Thomas by Deed Book 222 Page 79

Thence, continuing with the centerline of State Route 665 and the south line of 4.978 acre tract South 72 deg. 25 min. 21 sec. East a distance of 297.84 feet to a PK nail (found) in said centerline corner to said 4.978 acre tract said PK nail being the true point of beginning

Thence, with said 4.978 acre tract the following two courses:

- 1.) North 14 deg. 11 min. 15 sec. East passing a ¾ inch electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) found at 29.96 feet a total distance of 346.74 feet to a ¾ inch electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found)
- 2.) North 67 deg. 21 min. 50 sec. West a distance of 303.22 feet to a ¾ inch electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) in the east line of a 4.220 acre tract conveyed to John B. & Patricia G. Bailey by Volume 57 Page 218 said iron pin and cap is in the east line of the original 11.11 acre tract as recorded in Volume 283 Page 838

Thence, with the original 11.11 acre tract North 13 deg. 45 min. 48 sec. East a distance of 1419.81 feet to a ¾ inch pipe (found) in the east line of said 11.11 acre tract and in the south line of a 1.565 acre tract conveyed to Michael A. & Lynette Wilson by Volume 281 Page 89 said iron pipe bears South 71 deg. 21 min. 57 sec. East a distance of 75.32 from a railroad spike (found) in the centerline of West Jefferson - Kiousville Road corner to said 1.565 acre tract

Thence, with said 1.565 acre tract the following 2 courses:

- 1.) South 71 deg. 12 min. 29 sec. East a distance of 201.99 feet to a 1 inch iron pipe (found) 1 foot deep
- 2.) North 25 deg. 44 min. 51 sec. East a distance of 254.01 feet to a 1 inch iron pipe (found) at the southeast corner of 2.00 acre tract conveyed to Michael A. & Lynette Wilson by Volume 281 Page 89 said iron pipe is also corner to a 21.3362 acre tract also conveyed to Michael A. & Lynette Wilson by Volume 182 Page 657 said iron pipe is near the T.A. Smith Drainage Ditch (60 foot fight-of-way)

Thence, with said ditch and the south line of said 21.3362 acre tract the following two courses:

- 1.) South 88 deg. 30 min. 33 sec. East a distance of 237.78 feet to a ¾ inch electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found)
- 2.) South 83 deg. 24 min. 00 sec. East a distance of 46.78 feet to an iron pin and cap set

Thence, across said 77.409 acre tract South 13 deg. 45 min. 48 sec. West a distance of 1680.43 feet an iron pin and cap set in the north line of a 2.00 acre tract surveyed by this surveyor 8-27-99 not recorded to date

Thence, with said 2.000 acre tract the following two courses:

- 1.) North 72 deg. 11 min. 24 sec. West a distance of 132.25 feet to an iron pin and cap set
- 2.) South 14 deg. 17 min. 27 sec. West passing iron pin and cap set at 406.43 feet a total distance of 436.43 feet to pony spike set in the centerline of State Route 665

Thence, with said centerline North 72 deg. 11 min. 24 sec. West a distance of 100.00 feet returning to the true point of beginning containing 20.100 more or less acres

Subject to a 20 foot drainage easement surveyed by this surveyor 8-27-99 and shown on the plat accompanying this legal description

Also with the benefit of a new 20 foot easement said drainage easement extends from the east line of here-in-above described 20.100 acre tract to the centerline of said 20 foot drainage easement previously described 8-27-99 said 20 foot drainage easement is tangent to and 10 feet left and right of the following described centerline

Beginning at a point in the east line of said 20.100 acre tract said point bears North 13 deg. 45 min. 48 sec. East a distance of 300.00 feet from an iron pin and cap set in the north line of said 2.000 acre tract

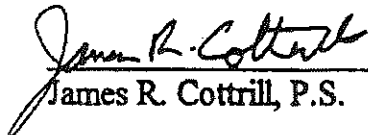
Thence, across said 77.409 acre tract South 72 deg. 11 min. 24 sec. East a distance of 91.87 feet to the eastern terminus of said 20 foot drainage easement

Bearings are based on the centerline of State Route 665 (North 72 deg. 11 min. 24 sec. West) as described in Deed Book 297 Page 678

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 16, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

With the benefit of a 20 foot drainage easement said easement extends from the North line of ~~the~~ 2.0000 acre tract to the centerline of T.A. Smith drainage ditch and is 10 feet left and right of the following described centerline;

Beginning at a point in the North line of the ~~here in above described~~ 2.0000 acre tract said point bears North 72 deg. 11 min. 24 sec. West a distance of 141.33 feet from the northeast corner of said 2.0000 acre tract;

Thence, across said 77.409 acre tract the following two courses:

- 1) North 43 deg. 32 min. 59 sec. East a distance of 1398.76 feet
- 2) North 24 deg. 00 min. 52 sec. East a distance of 681.28 feet to a point in the centerline of said T.A. Smith ditch and the northern terminus of said 20 foot drainage easement;

Bearings are based on the centerline of State Route 665 (North 72 deg. 11 min. 24 sec. West) as described in Deed Book 297 Page 678.

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 August 27, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.