

BEARINGS BASED ON THE C OF MORGAN ROAD (S 55°W)
AS DESCRIBED IN VOL. 250, PG. 257.

DEED REFERENCE

HERBERT J. & DOROTHY A. RICE
VOL. 250, PG. 257
13.00 ACRES

(643)

NOTE

1.6277± ACRES IS TOBECOME PART OF AND
CONTINGENT TO RICE'S 1.00 ACRE TRACT.

ROBERT (JR) & ADELINE WILSON
VOL. 200, PG. 86
177.489 ACRES

(889)

UNITED BAPTIST CHURCH TRUSTEES
VOL. 170, PG. 220
4.883 ACRES

(979)

HERBERT (JR.) & DOTTIE RICE
VOL. 291, PG. 116
1.00 ACRES

(642)

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/4" SQ. HARROW TOOTH (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER



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

VMS 2680, JEFFERSON TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR JOHN SWANEY.

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

James R. Cottrill DATE: 1-14-00

DATE DRAWN:
1-10-00
JOB # S000102
F. B. # 24

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

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



Description of a 5.1475 acre tract
Surveyed for John Swaney

The following described 5.1475 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 2680 and being part of a 13.00 acre tract conveyed to Herbert J. and Dorothy A. Rice by Volume 250 Page 257 and being more particularly described as follows:

Beginning at a $\frac{1}{4}$ " harrow tooth (found) in the centerline of Morgan Road (40 foot right-of-way) (County Road 46) said harrow tooth being at the southern most corner of a 1.00 acre tract conveyed to Herbert Jr. and Dottie Rice by Volume 291 Page 116

Thence, with the centerline of Morgan Road South 55 deg. 00 min. 00 sec. West a distance of 320.00 feet to a mag nail set in said centerline

Thence, across said 13.00 acre tract North 35 deg. 19 min. 05 sec. West passing an iron pin and cap set at 20.00 feet a total distance of 699.95 feet to an iron pin and cap set in the southeast line of a 177.489 acre tract conveyed to Robert Jr. and Adeline Wilson by Volume 200 Page 86 said iron pin and cap also in the line between V.M.S. 6643 and V.M.S. 2680

Thence, with said line North 54 deg. 43 min. 26 sec. East a distance of 320.00 feet to an iron pin and cap set

Thence, South 35 deg. 19 min. 05 sec. East passing an iron pin and cap set at the western most corner of Rice's 1.00 acre tract at 434.24 feet also passing an iron pin and cap set at 681.49 feet a total distance of 701.49 returning to the point of beginning containing 5.1475 more or less acres

Subject to a 20 drainage easement said drainage easement extends from the southwest line of the here-in-above described 5.1475 acre tract to the northeast line of said tract said 20 foot drainage easement is tangent to and 20 left of the following described base line

Beginning at a point in the southwest line of the here-in-above described 5.1475 acre tract said point bears North 35 deg. 19 min. 05 sec. West a distance of 357.39 feet from the southern most corner of said 5.1475 acre tract

Thence, North 37 deg. 37 min. 02 sec. East a distance of 334.73 feet to a point in the northeast line of said 5.1475 acre tract being the northeast terminus of said 20 foot drainage easement

Bearings are based on the centerline of a Morgan Road (South 55 deg. West) as described in Volume 250 Page 257

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 $\frac{5}{8}$ inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed January 10, 2000 by James R. Cottrill registration #6858.

Description of a 1.6277 acre tract
Surveyed for John Swaney

The following described 1.6277 acre tract is situated in the State of Ohio, Madison County, Jefferson County, V.M.S. 2680 and being part of a 13.00 acre tract conveyed to Herbert J. and Dorothy A. Rice by Volume 250 Page 257 and being more particularly described as follows:

Beginning at a harrow tooth (found) in the centerline of Morgan Road (40 foot right-of-way) (County Road 46) said harrow tooth is at the southern most corner of a 1.00 acre tract conveyed Herbert Jr. and Dottie Rice by Volume 291 Page 116 said harrow tooth is also corner to said Rice's 13.00 acre tract

Thence, with the southwest line of said 1.00 acre tract North 35 deg. 19 min. 05 sec. West passing an iron pin and cap set at 20.00 feet a total distance of 267.25 feet to an iron pin and cap set at the western most corner of said 1.00 acre tract and said iron pin and cap also being the true point of beginning

Thence, with the a new line across said 13.00 acre tract North 35 deg. 19 min. 05 sec. West a distance of 434.24 feet to an iron pin and cap set in the southeast line of said 177.489 acre tract said iron pin and cap is also in the line between V.M.S. 6643 and V.M.S. 2680

Thence, with said line North 54 deg. 43 min. 26 sec. East a distance of 163.13 feet to an iron pipe (found) at the western most corner of a 4.883 acre tract conveyed to United Baptist Church Trustees by Volume 170 Page 220

Thence, with the southwest line of said 4.883 acre tract South 35 deg. 19 min. 05 sec. East a distance of 435.03 feet to an iron pin and cap set at the northern most corner of said Rice's 1.00 acre tract

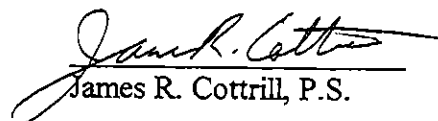
Thence, with the northwest line of said 1.00 acre tract South 55 deg. 00 min. 00 sec. West a distance 163.14 feet returning to the true point of beginning containing 1.6277 more or less acres the here-in-above described 1.6277 acre tract is to become part of contingent to Rice's 1.00 acre tract

Bearings are based on the centerline of Morgan Road (South 55 deg. West) as described in Volume 250 Page 257

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 January 10, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.