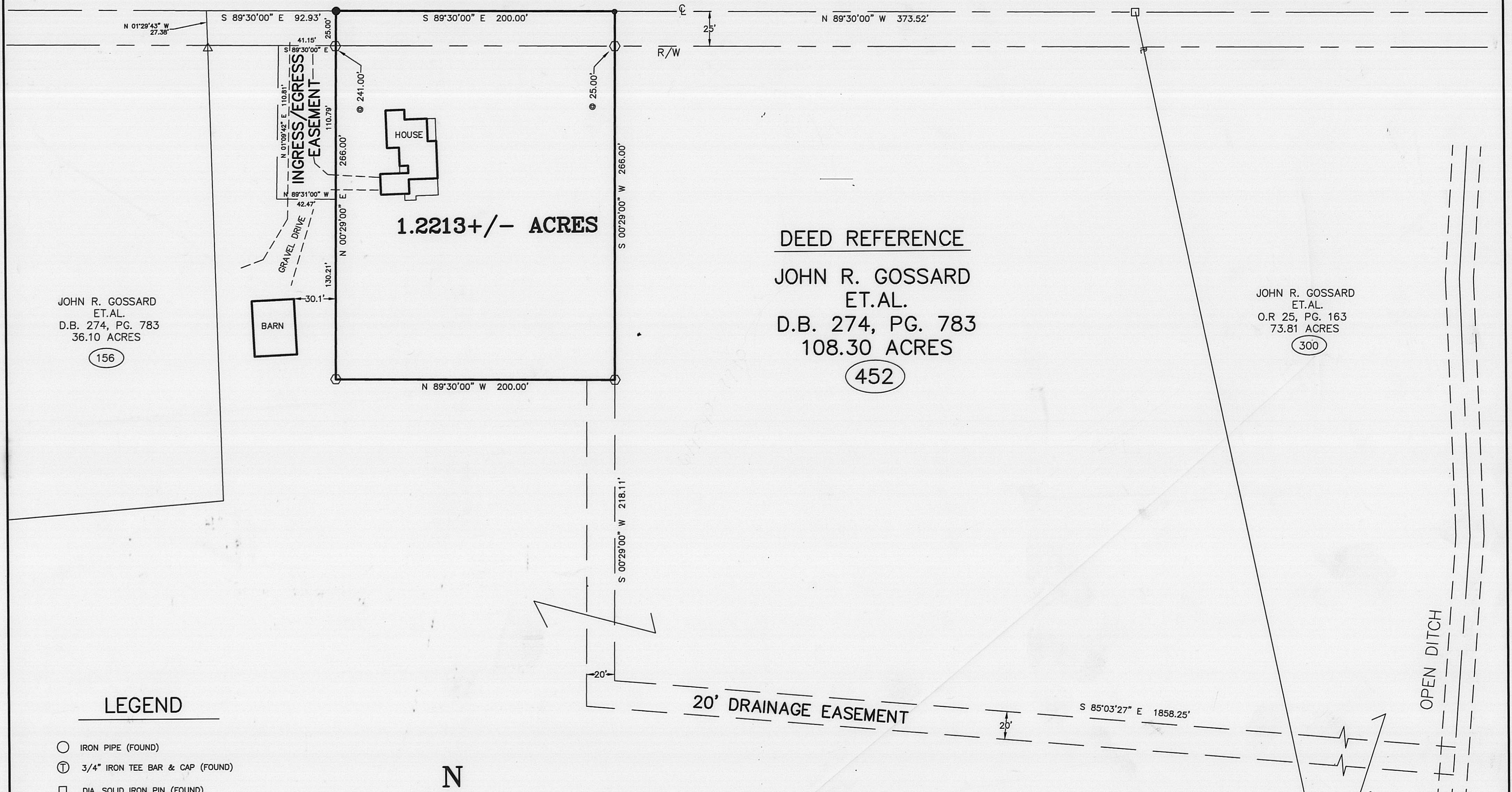


FEDERAL ROAD R/W (50'R/W)(C.R. 2)



JOHN R. GOSSARD
ET.AL.
D.B. 274, PG. 783
36.10 ACRES
(156)

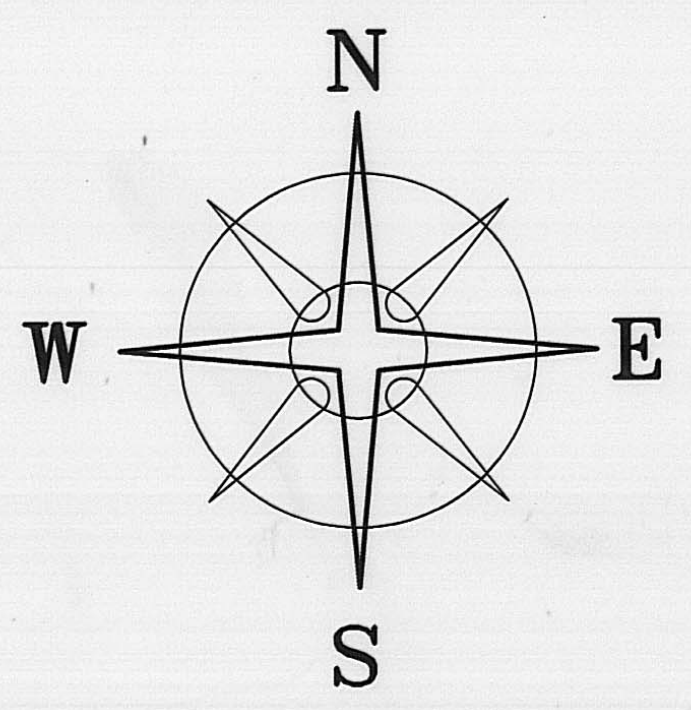
1.2213+/- ACRES

DEED REFERENCE
JOHN R. GOSSARD
ET.AL.
D.B. 274, PG. 783
108.30 ACRES
(452)

JOHN R. GOSSARD
ET.AL.
O.R 25, PG. 163
73.81 ACRES
(300)

LEGEND

- IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - DIA. SOLID IRON PIN (FOUND)
 - △ DOUBLE ANGLE IRON FENCE POST (FOUND)
 - RAIL ROAD SPIKE (SET)
 - 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



BEARINGS BASED ON THE CL OF FEDERAL ROAD (S 89°30'E)
AS DESCRIBED IN D.B. 274, PG. 783.



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

1.2213± ACRES, VMS 10097,
STOKES TOWNSHIP, MADISON CO.,
STATE OF OHIO.
SURVEYED FOR MARK GOSSARD

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 12-9-99

DATE DRAWN: 11-30-99	SCALE : 1" = 50' 50' 25' 0 50'	CREW: RC,MW,JB
JOB #S991116		DWN. BY: RC
F. B. # 23		CK. BY:

Description of a 1.2213 acre tract
Surveyed for Mark Gossard

The following described 1.2213 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 10097, and being part of a 108.30 acre tract conveyed to John R. Gossard et.al. by Deed Book 274 Page 783 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Federal Road (County Road 2)(50 foot right-of-way) said railroad spike also being in the North line of said 108.30 acre tract said spike bears South 89 deg. 30 min. 00 sec. East a distance of 92.93 feet from the northeast corner of a 36.10 acre tract conveyed to John R. Gossard et.al. by Deed Book 274 Page 783;

Thence, with the centerline of said Federal Road South 89 deg. 30 min. 00 sec. East a distance of 200.00 feet to a magnetic nail set in said centerline;

Thence, across said 108.30 acre tract the following three courses:

- 1) South 00 deg. 29 min. 00 sec. West, passing an iron pin and cap set at 25.00 feet a total distance of 266.00 feet to an iron pin and cap set
- 2) North 89 deg. 30 min. 00 sec. West a distance of 200.00 feet to an iron pin and cap set
- 3) North 00 deg. 29 min. 00 sec. East, passing an iron pin and cap set at 241.00 feet, a total distance of 266.00 feet returning to the point of beginning containing 1.2213 acres more or less.

With the benefit of a the following described ingress egress easement

Beginning at an iron pin and cap set at the intersection of the West line of the here-in-above described 1.2213 acre tract with the south right-of-way line of Federal Road

Thence, with the West line of said 1.2213 acre tract South 00 deg. 29 min. 00 sec. West a distance of 110.79 feet to a point in said line

Thence, North 89 deg. 31 min. 00 sec. West a distance of 42.47 feet

Thence, North 01 deg. 09 min. 42 sec. East a distance of 110.81 feet to a point in the South right-of-way line

Thence, with said right-of-way line South 89 deg. 00 min. 00 sec. East a distance of 41.15 feet to the point of beginning

Also with the benefit of a 20 foot drainage easement:

Said easement extends from the southeast corner of the here-in-above described 1.2213 acre tract to the centerline of an open ditch across said 108.30 acre tract also across a 73.81 acre tract conveyed to John R. Gossard et.al. by Official Record 25 page 163;

Said 20 foot drainage easement is tangent to and right of the following described baseline:
Beginning at an iron pin and cap set at the Southeast corner of the here-in-above described 1.2213 acre tract

Thence, South 00 deg. 29 min. 00 sec. West a distance of 218.11 feet

Thence, South 85 deg. 03 min. 27 sec. East a distance of 1858.25 feet to a point in the centerline of said open ditch

Bearings are based on the centerline of Federal Road (South 89 deg. 30 min. East) as described in Deed Book 274 Page 783.

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 30, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.