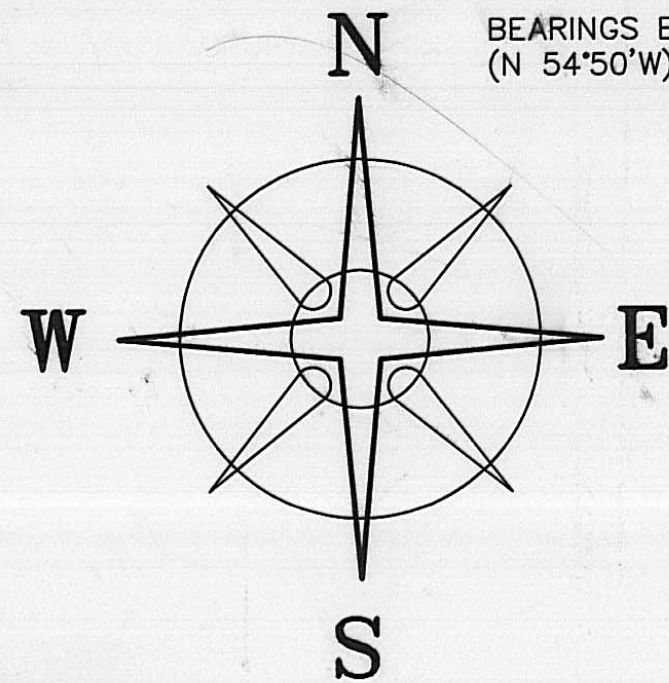


BEARINGS BASED ON THE  $\angle$  OF LILLY CHAPEL - OPOSSUM RUN ROAD (N 54°50'W) AS DESCRIBED IN VOL. 268, PG. 46.



MACK D. & PATRICIA STONER  
VOL. 278, PG. 12  
10.00 ACRES

VMS 5280  
VMS 10931  
SCALED FROM TAX MAP

WEST JEFF. - KIOUSVILLE RD.

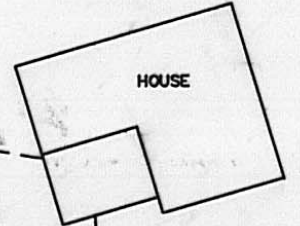
**DEED REFERENCE**

ANNA L. EDMINSTER  
VOL. 268, PG. 46

58.204 ACRES

159 160 161

2.0017+/- ACRES



30' INGRESS/EGRESS EASEMENT

LAURA S. WHITT  
O.R. 94, PG. 415  
2.3233 ACRES

VMS 10931  
VMS 12127

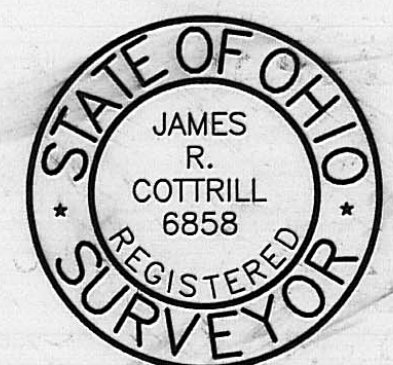
VMS 5280  
VMS 12127

**LEGEND**

- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- P K NAIL (FOUND)
- ⬡ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER



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

*James R. Cottrill* DATE: 7-3-00

**JAMES R. COTTRILL P.S.**

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

2.0017+/- ACRES  
VMS 5280 & 10931, FAIRFIELD TWP.,  
MADISON COUNTY, OHIO.

SURVEYED FOR ANNA EDMINSTER.

DATE DRAWN:  
6-27-00  
JOB #S000614  
F. B. # 25

SCALE : 1" = 50'  
50' 25' 0' 50'

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

93/000

Description of a 2.0017 acre tract  
Surveyed for Anna Edminster

The following described 2.0017 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5280 and 10931 and being part of a 58.204 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46 and being more particularly described as follows:

Beginning at a PK nail (found) in the centerline of West Jeff - Kiousville Road (County Road 22) (45 foot right-of-way) said PK nail being at the northwest corner of a 2.3233 acre tract conveyed to Laura S. Whitt by Official Record 94 Page 415 said PK nail also being in the line between V.M.S. 10931 and 12127 also corner to said 58.204 acre tract

Thence, with the centerline of West Jeff - Kiousville Road North 20 deg. 09 min. 30 sec. West a distance of 269.69 feet to an iron pin (found) at the southwest corner of a 10.00 acre tract conveyed to Mack D. and Patricia Stoner by Volume 278 Page 12

Thence, with the south line of said 10.00 acre tract North 76 deg. 41 min. 55 sec. East passing an iron pin and cap set at 30.00 feet a total distance of 347.00 feet to an iron pin and cap set

Thence, across said 58.204 acre tract South 27 deg. 53 min. 26 sec. East a distance of 218.96 feet to an iron pin and cap set at the northeast corner of said 2.3233 acre tract

Thence, with the north line of said 2.3233 acre tract South 68 deg. 06 min. 42 sec. West passing an iron pin and cap set at 351.35 feet a total distance of 374.15 feet returning to the point of beginning containing 2.0017 more or less acres

Subject to a 30 foot ingress/egress easement said ingress/egress easement is tangent to and north of the south line of here-in-above described 2.0017 acre tract and extends from the east right-of-way line of West Jeff - Kiousville Rd. to the east line of the here-in-above described 2.0017 acre tract and is tangent to and left of the following described base line

Beginning a PK nail (found) at the southwest corner of the here-in-above described 2.0017 acre tract and in the centerline of West Jeff - Kiousville Road

Thence, North 68 deg. 06 min. 42 sec. East a distance of 22.51 feet to the intersection of the south line of the here-in-above described 2.0017 acre tract with the east right-of-way line of West Jeff - Kiousville Road also being the **true point of beginning** of said baseline

Thence, continuing with the south line of the here-in-above described 2.0017 acre tract North 68 deg. 06 min. 42 sec. East a distance of 351.64 feet to an iron pin and cap set at the southeast corner of said 2.0017 acre tract also being the eastern terminus of said baseline Said 30 foot ingress/egress easement is shown on plat accompanying this legal description

Bearings are based on the centerline of Lilly Chapel - Opossum Run Road (North 54 deg. 50 min. West) as described in Volume 268 Page 46

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 June 27, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of a 20 foot drainage easement  
Surveyed for Anna Edminster

The following described 20 foot drainage easement is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5294 and extending across a 5.06 acre tract, also a 58.204 acre tract both tracts conveyed to Anna L. Edminster by Volume 268 Page 46 and being more particularly described as follows:

Said 20 foot drainage easement is tangent to and 10 feet left and right of the following described centerline

Beginning at a point in line between said 5.06 and a 8.28 acre tract conveyed to Anna L. Edminster by Volume 268 Page 46 said point bears South 35 deg. 48 min. 49 sec. West a distance of 10.00 feet to a corner stone (found) at the northern corner common to said 5.06 and 8.28 acre tract

Thence, across said 5.06 acre tract being parallel to an 10 feet southwest of the northeast line of said 5.06 acre tract North 55 deg. 26 min. 41 sec. West a distance of 108.78 feet

Thence, continuing with a new line across said 5.06 and 58.204 acre tract North 23 deg. 20 min. 53 sec. East a distance of 154.43 feet

Thence, continuing across said 58.204 acre tract the following three courses:

- 1.) North 13 deg. 32 min. 55 sec. East a distance of 263.87 feet
- 2.) North 39 deg. 46 min. 08 sec. East a distance of 134.76 feet
- 3.) North 64 deg. 07 min. 04 sec. East a distance of 468.91 feet to a point in the centerline of F.M. Horn Ditch and being the northern terminus of said 20 foot drainage easement

Bearings are based on the centerline of Lilly Chapel-Opossum Run Road (North 54 deg. 50 min. West) as described in Volume 268 Page 46

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 May 30, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.