

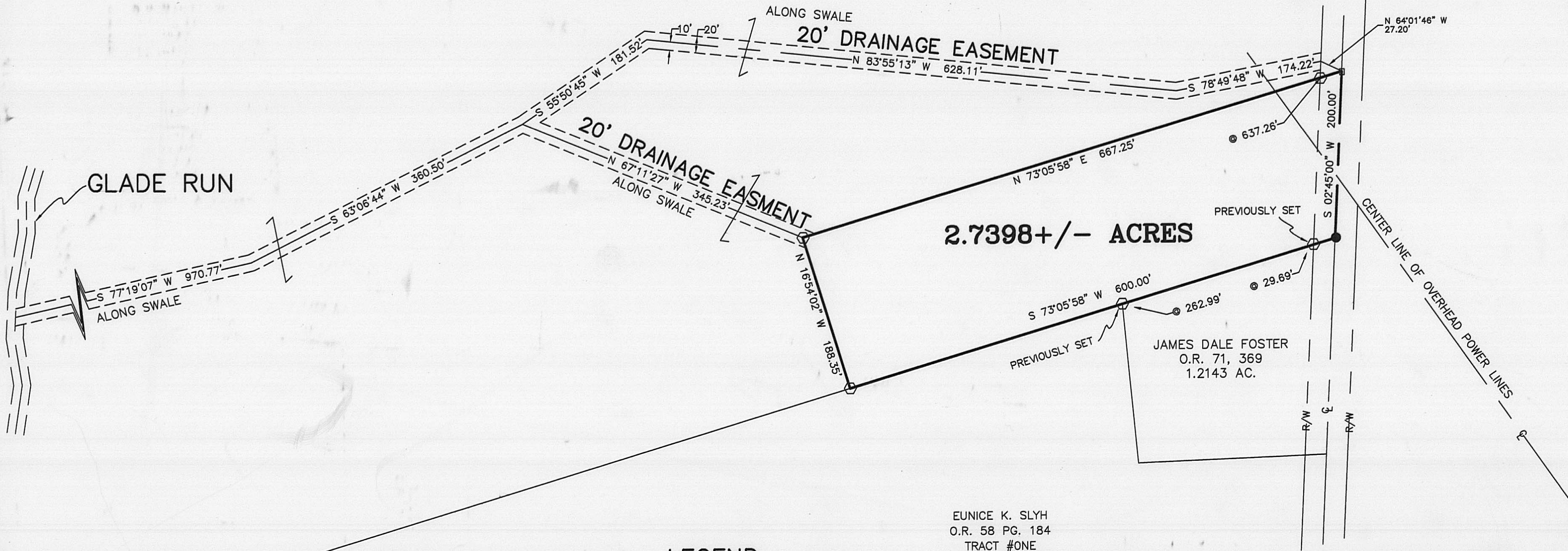
DEED REFERENCE

LARRY ROTHWELL
 D.B. 266 PG. 16
 23.76 ACRES
 FIFHT TRACT

BEARINGS BASED ON THE C OF
 GREGG RD. (S2°45'W) AS
 DESCRIBED IN VOL. 266, PG. 16.

"T" BAR FOUND

GREGG ROAD (50' R/W)



LEGEND

- MAG NAIL (SET)
- RAIL ROAD SPIKE (FD.)
- CONC. NAIL & SHINNER (FD.)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

EUNICE K. SLYH
 O.R. 58 PG. 184
 TRACT #ONE
 21.5457 ACRES



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

James R. Cottrill DATE: 1-11-01

18-01

JAMES R. COTTRILL P.S.

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

2.7398± ACRES, VMS 5195, DEERCREEK, TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR LARRY ROTHWELL.

DATE DRAWN: 01-11-01
 JOB # S010104
 F. B. # 26

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

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

18-01

Description of a 2.7398 acre tract
Surveyed for Larry Rothwell

The following described 2.7398 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 5195 and being part of a 23.76 acre tract (fifth tract) conveyed to Larry Rothwell by Deed Book 266 Page 16 and being more particularly described as follows:

Beginning at a rail road spike (found) in the centerline of Gregg Road (50 foot right-of-way) said rail road spike being at the southeast corner of said 23.76 acre tract and the northeast corner of a 1.2143 acre tract conveyed to James Dale Foster by Official Record 71 Page 369

Thence, with the north line of said 1.2143 acre tract South 73 deg. 05 min. 58 sec. West passing an iron pin and cap previously set at 29.69 feet also passing an iron pin and cap previously set at 262.99 feet at the northern most corner of a 21.5457 acre tract conveyed to Eunice K. Slyh by Official Record 58 Page 184 a total distance of 600.00 feet to an iron pin and cap set

Thence, across said 23.76 acre tract the following two courses:

- 1.) North 16 deg. 54 min. 02 sec. West a distance of 188.35 feet to an iron pin and cap set
- 2.) North 73 deg. 05 min. 58 sec. East passing an iron pin and cap set at 637.28 feet a total distance of 667.25 feet to a mag nail set in the centerline of Gregg Road

Thence, with said centerline South 02 deg. 45 min. 00 sec. West a distance of 200.00 feet returning to the point of beginning containing 2.7398 more or less acres

With the benefit of a 20 foot drainage easement said drainage easement extends from the northwest corner of the here-in-above described 2.7398 acre tract to the centerline of a swale leading to Glade Run said 20' drainage easement is 20 feet wide and 10 feet left and right of the following described centerline

Beginning at an iron pin and cap set at the northwest corner of the here-in-above described 2.7398 acre tract

Thence, North 67 deg. 11 min. 27 sec. West across said 23.76 acre tract a distance of 345.23 feet to a point in the centerline in a swale leading to Glade Run being the western terminus of said 20' drainage easement

With the benefit of a second 20' drainage easement said 20 foot drainage easement is along the existing swale and extends from the west right-of-way line of Gregg Road to the centerline of Glade Run across said 23.76 acre tract and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Glade Run at the northeast corner of the here-in-above described 2.7398 acre tract

Thence, North 64 deg. 01 min. 46 sec. West a distance of 27.20 feet to a point in the west right-of-way line of said Gregg Road at the true point of beginning of said 20 foot drainage easement

Thence, with the centerline of said 20 foot drainage easement the following five courses:

- 1.) South 78 deg. 49 min. 48 sec. West a distance of 174.22 feet
- 2.) North 83 deg. 55 min. 13 sec. West a distance of 628.11 feet
- 3.) South 55 deg. 50 min. 45 sec. West a distance of 181.52 feet
- 4.) South 63 deg. 06 min. 44 sec. West a distance of 360.50 feet
- 5.) South 77 deg. 19 min. 07 sec. West a distance of 970.77 feet to a point in the centerline of Glade Run at the western terminus of said 20 foot drainage easement

Bearings are based on the centerline Gregg Road (South 02 deg. 45 min. West) as described in Volume 266 Page 16

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 05, 2001 by James R. Cottrill registration #6858.(S010104)


James R. Cottrill, P.S.