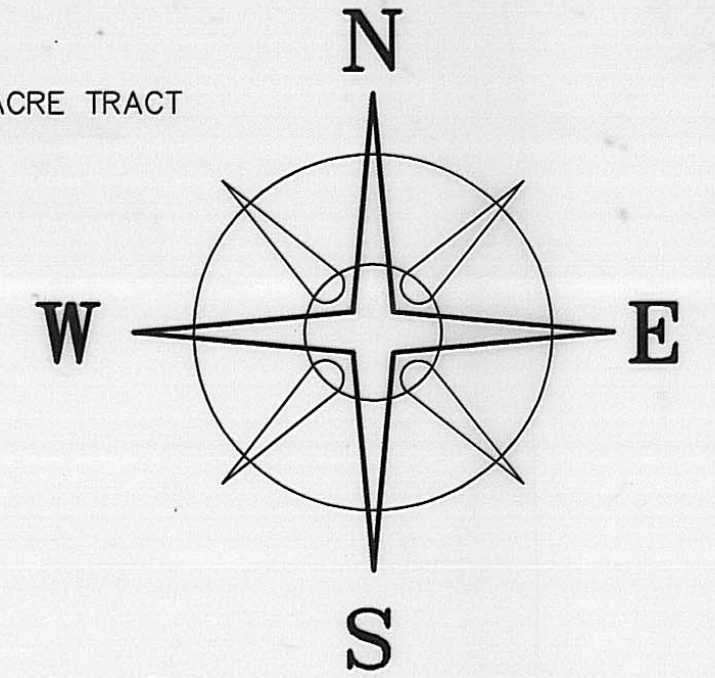


LYNN STALEY  
ET.AL.  
O.R. 110, PG. 1962  
118.5 ACRES

404

BEARINGS BASED ON THE N.W. LINE OF SMITH'S 122.370 ACRE TRACT  
(N 42°30'E) AS DESCRIBED IN VOL. 212, PG. 424.



3.6153+/- ACRES

20' DRAINAGE EASEMENT

GREEN LANE (CR 112) (NO R/W WIDTH)

20' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

DEED REFERENCE

JAMES R. & JUANITA MAE  
SMITH  
VOL. 212, PG. 424  
122.370 ACRES

40

LEGEND

- △ MAG NAIL SET OVER IRON PIN FOUND
- 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



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

*James R. Cottrill* DATE: 4-19-01

REVISED 4-18-01 DRAINAGE EASEMENT

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

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

3.6153± ACRES, VMS 9838/10619,  
SOMERFORD TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR JIM SMITH

DATE DRAWN:  
3-27-01  
JOB # S010311  
F. B. # 27

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

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

50-01

Description of a 3.6153 acre tract  
Surveyed for James Smith

The following described 3.6153 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 9838/10619, and being part of a 122.370 acre tract conveyed to James R. and Juanita Mae Smith by volume 212, Page 424, and being more particularly described as follows:

Beginning at a mag nail set over and iron pin found in the centerline of Green Lane (C.R. 112), said mag nail is at the northernmost corner of said 122.370 acre tract and at the easternmost quarter of a 118.5 acre tract conveyed to Lynn Stanley Et.Al.. by official record 110 page 1962.

Thence, with the centerline a Green Lane, South 48 degrees 23 minutes 0 9 seconds east to distance of 350.00 to a mag nail set

Thence, across said 122.370 acre tract the following two new courses:

- 1) South 42 deg. 30 minutes 0 seconds West, passing an iron pin and cap set at 30.00 feet, a total distance of 450.00 feet to an iron pin and cap set
- 2) North 48 degrees 23 minutes 0 9 seconds West, being parallel to the centerline a Green Lane, a distance of 350.00 feet to an iron pin and cap set in the southeast line of said 118.5 acre tract

Thence, with said line North 42 deg. 30 minutes 0 seconds east, passing an iron pin and cap set at 420.00 feet, a total distance of 450.00 feet to the point of beginning containing 3.6153 acres more or less.

With the benefit of the following two described twenty foot drainage easements:

First drainage easement extends from the southernmost corner of the here-in-above described 3.6153 acre tract to the southeast right-of-way line of Green Lane. Said 20 foot drainage easement is 10 feet left and right of the following described centerline

Beginning at an iron pin and cap set at the southernmost corner of the here-in-above described 3.6153 acre tract, thence South 8 deg. 6 min. 43 seconds West a distance of 161.25 feet to a point in a opened ditch

Thence with said ditch the following 4 courses:

- 1) South 76 degrees 02 min. 11 seconds east a distance of 330.61 feet
- 2) South 65 degrees 33 min. 32 seconds east to distance of 987.22 feet
- 3) South 75 degrees 51 min. 25 seconds east at a distance of 259.10 feet
- 4) North 47 degrees 31 min 34 seconds east to distance of 5.68 feet to a point in the South West right-of-way line of Green Lane also being the eastern terminus of said 20 ft. drainage easement.

The second 20 foot drainage easement, extends from the southwest corner of the here and above described 3.6153 acre tract to the centerline of a small opened ditch, thence along the centerline of said opened ditch to an angle point in them in the above described first 20 for drainage easement

Said 20 for drainage easement is 10 feet left and right of the following described centerline:

Beginning at iron pin and cap set at the Western corner of said 3.6153 acre tract thence along the southwest line of said 3.6153 acre tract South 48 degrees 23 minutes 0 9 seconds East, a distance of 10.00 feet to the true point beginning of said centerline,

Thence, being parallel to and 10 feet southeast of the Northwest line of said 122.370 acre tract, South 42 deg. 30 minutes is 00 seconds West, a distance of 388.10 feet to point in the centerline of said opened ditch.

Thence, with said opened ditch, South 58 degrees 13 minutes 28 seconds east, a distance of 10.72 feet to an angle point in said ditch.

Thence, containing with said ditch, South 79 degrees 03 min. 38 seconds east a distance of 493.49 feet to the eastern terminus of said 20 ft. drainage easement also being at the centerline of the first described twenty foot drainage easement.

Bearing are based on the Northwest line of Smith's 122.370 acre tract (North 42 degrees 30 minutes east) as described in volume 212 page 424.

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 March 27, 2001 by James R. Cottrill registration #6858. (Job # S010311)

  
James R. Cottrill, P.S.