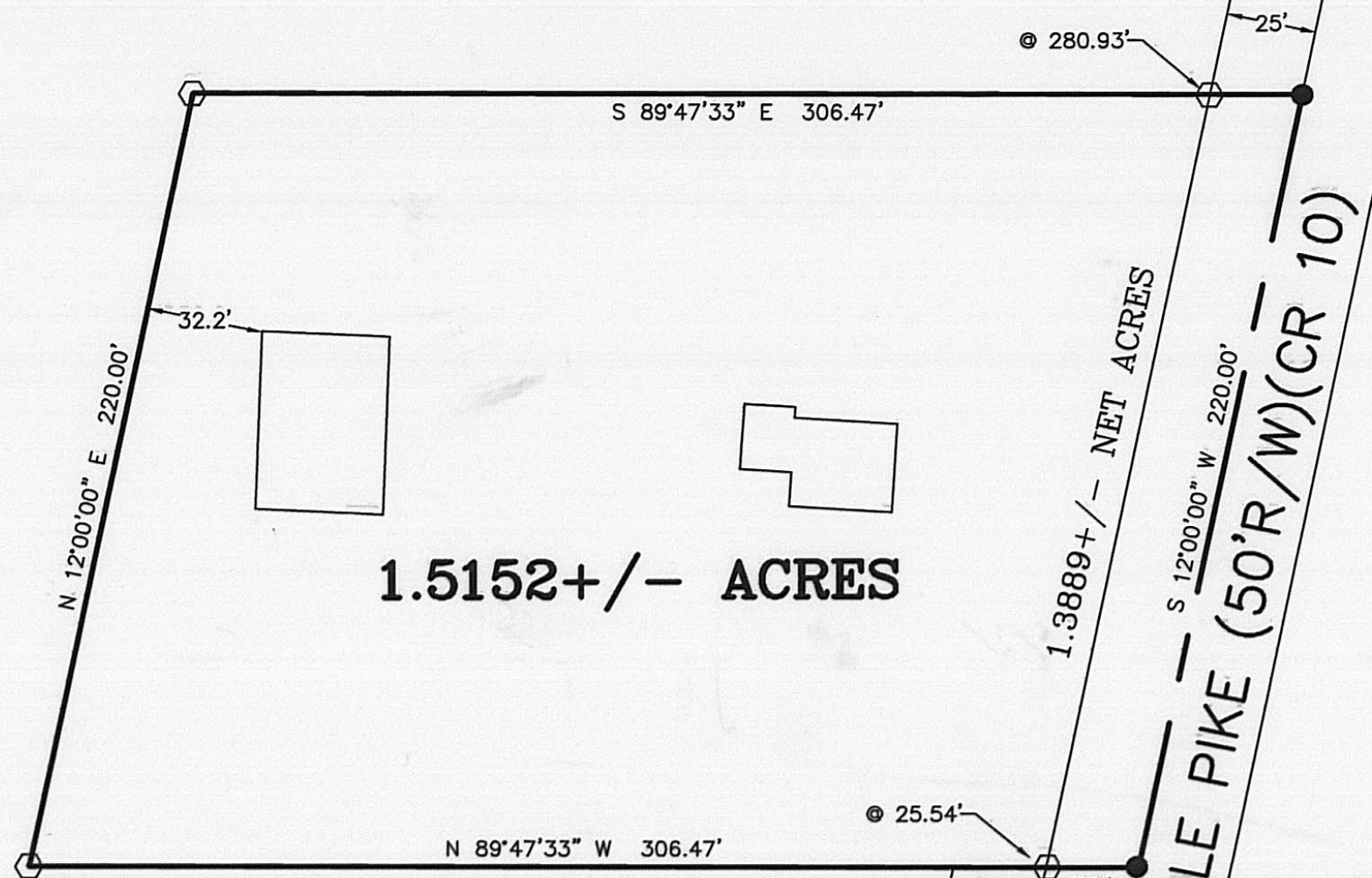


BEARINGS BASED ON THE \mathcal{C} OF MIDDLE PIKE (N 12°E)
AS DESCRIBED IN O.R. 107, PG. 1310.

DEED REFERENCE
LLOYD H. & PEGGY L.
RIEBEL
O.R. 107, PG. 1310
111.93 ACRES
TRACT #2
650



1.5152 +/- ACRES

1.3889 +/- NET ACRES

MIDDLE PIKE (50'R/W)(CR 10)

25' DRAINAGE EASEMENT

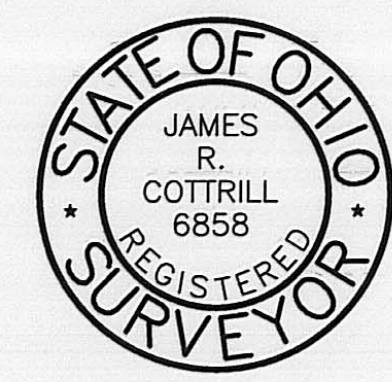
DITCH

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- MAG NAIL (SET)
- P K NAIL (FOUND)
- ⬡ 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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 3-19-01

JAMES R. COTTRILL P.S.

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

1.5152± ACRES, VMS 2682,
JEFFERSON TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR LLOYD RIEBEL

DATE DRAWN: 1-18-01	SCALE : 1" = 50'	CREW: MW, JB
JOB # S010106	50' 25' 0 50'	DWN. BY: RC
F. B. # 27		CK. BY:

62-01

Description of a 1.5152 acre tract
Surveyed for Lloyd Riebel

The following described 1.5152 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 2682, and being part of a 111.93 acre tract (tract two) conveyed to Lloyd H. and Peggy L. Riebel by Official Record 107 Page 1310 and being more particularly described as follows:

Beginning at a PK nail (found) in the centerline of Middle Pike (50 foot right-of-way) (County Road 10) said PK nail is at the southeast corner of said 111.93 acre tract

Thence, with the centerline of Middle Pike North 12 deg. 00 min. 00 sec. East a distance of 135.69 feet to a mag nail set in said centerline at the **true point of beginning**

Thence, across said 111.93 acre tract the following three new courses:

- 1.) North 89 deg. 47 min. 33 sec. West passing an iron pin and cap set at 25.54 feet a total distance of 306.47 feet to an iron pin and cap set
- 2.) North 12 deg. 00 min. 00 sec. East being parallel to the centerline of Middle Pike a distance of 220.00 feet to an iron pin and cap set
- 3.) South 89 deg. 47 min. 33 sec. East passing an iron pin and cap set at 280.93 feet a total distance of 306.47 feet to a mag nail set in said centerline

Thence, with said centerline South 12 deg. 00 min. 00 sec. West a distance of 220.00 feet returning to the true point of beginning containing 1.5152 more or less acres

With the benefit of a 25' drainage easement said drainage easement is tangent to and west of the west right-of-way line of Middle Pike and extends from the south line of the here-in-above described 1.5152 acre tract to the south line of said 111.93 acre tract and is tangent to and right of the following described base line

Beginning a mag nail set in the centerline of Middle Pike said mag nail is at the southeast corner of the here-in-above described 1.5152 more or less acre tract

Thence, with the south line of said 1.5152 acre tract North 89 deg. 47 min. 33 sec. West a distance of 25.54 feet to an iron pin and cap set at the **true point of beginning** of said base line

Thence, with the west right-of-way line of Middle Pike South 12 deg. 00 min. 00 sec. West a distance of 154.75 feet to the south property line of said 111.93 acre tract and the southern terminus of said 25' drainage easement said drainage easement is more particularly shown on plat accompanying this legal description

Bearings are based on the centerline of Middle Pike (North 12 deg. East) as described in Official Record 107 Page 1310

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 18, 2001 by James R. Cottrill registration #6858. (Job # S010106)


James R. Cottrill, P.S.