

BEARINGS BASED ON THE \odot OF MORGAN ROAD (S 55°W)
AS DESCRIBED IN VOL. 250, PG. 257.

ROBERT (JR) & ADELINE
WILSON
VOL. 200, PG. 86
177.489 ACRES

889

3" M.F.P. (FND)

2.2022+/-

VMS 6643
N 54°43'26" E 267.60'

VMS 2680

5.1475+/- ACRES

643

JOHN R. & CINNAMON
SWANEY
O.R. 107, P. 1638
5.1475 ACRES

2194

HERBERT (JR) & DOTIE
RICE
VOL. 291, PG. 116
1.00 ACRES

642

20' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

ACRES

4.3067+/- ACRES

SHED
GARAGE
HOUSE

BARN

LEGEND

- 3/4 SQ. HARROW TOOTH (FND)
- 3" METAL FENCE POST (FND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- 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

PAUL R. & CATHY E.
STEPHENSON
VOL. 297, P. 465
5.132 AC.

1289

LEON F. CREAMER
O.R. 81, P. 893
0.9312 AC.

194

0.07 AC.

193

DEED REFERENCE

HERBERT J. & DOROTHY A.
RICE
VOL. 250, P. 257
6.2248 ACRES (TODATE)

643

NOTE

THE HERE-IN-ABOVE 2.2022± ACRE TRACT
IS TO BECOME PART OF AND CONTINGENT TO
CREAMEER'S 0.9312 ACRE TRACT



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

DATE: 01-02-02

JAMES R. COTTRILL P.S.

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

VMS 2680, JEFFERSON TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR DICK RICE

DATE DRAWN:
12-19-01
JOB #S011208
F. B. #29

SCALE : 1" = 60'
60' 30' 0 60'

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

Description of a 2.2022 acre tract
Surveyed for Dick Rice

The following described 2.2022 acre tract is situated in the state of Ohio, Madison County, Jefferson Township, VMS 2680, and being part of a 6.2248 acre tract conveyed to Herbert J. and Dorothy A. Rice by Volume 250 Page 257 and being more particularly described as follows:

Beginning at a Harrow Tooth found in the centerline of Morgan Road said Tooth is at the southeast corner of a 0.07 acre tract conveyed to the Leon F. Creamer by official record 81 page 893

Thence, with the northwest line of said 0.07 acre tract, also the northwest line of a 0.9312 acre tract conveyed to Leon F. Creamer by official record 81 page 893, North 35 deg. 12 min. 32 sec. West, passing an iron pin and cap set at 20.00 feet, a total distance of 218 .00 feet to the northernmost corner of said 0.9312 acre tract also being the true point of beginning

Thence, with the north west line of said 0.9312 acre tract, South 55 deg. 00 min. 00 sec. West a distance of 199.78 feet to an iron pin and cap set in the east line of a 5.132 acre tract conveyed to Paul R. and Cathy Stephenson by Volume 297 p. 465

Thence, with said east line North 35 deg. 12 min. 32 sec. West a distance of 479.69 feet to a 3 inch metal fence post found in the south line of a 177.489 acre tract conveyed to Robert(Jr.) and Adeline Wilson by Volume 200 page 86, said metal fence post also being the line between VMS 6643 and 2680

Thence, with said line North 54 deg. 43 min. 26 sec. East a distance of 199.78 feet to an iron pin and cap set

Thence, across said 6.2248 acre tract, South 35 deg. 12 min. 32 sec. East a distance of 480.65 feet returning to the true point beginning containing 2.2022 acres more or less.

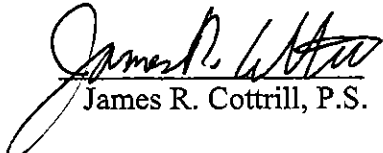
The here and above described 2.2022 acre tract is to become part of and contingent to Creamer's 0.9312 acre tract

Bearings are based on the centerline of Morgan Road (South 55 deg. West) as described in Deed Book 250 Page 257

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 December 19, 2001 by James R. Cottrill registration #6858. (Job # S011208A)


James R. Cottrill, P.S.

Description of a 20 foot drainage easement
Surveyed for Dick Rice

The following described 20 ft. drainage easements are situated in the state of Ohio, Madison County, Jefferson Township, VMS 2680, and extends across a 6.2248 acre tract conveyed to Herbert J. and Dorothy A. Rice by Volume 250 Page 257 also across a 0.9312 acre tract conveyed to Leon F. Creamer by official record 81 page 893 and being more particularly described as follows:

First 20 foot drainage easement:

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

Beginning at a mag nail set in the centerline of Morgan Road (40 foot right-of-way)(County Road 46) said mag nail being at the southwest corner of a 5.1475 acre tract conveyed to John R. and Cinnamon Swaney by official record 107 Page 1638, said mag nail also being corner to said 6.2248 acre tract

Thence, with the southwest line of said 5.1475 acre tract, North 35 deg. 19 min. 05 sec. West, passing an iron pin cap previously set at 20.00 feet, a total distance of 370.26 feet to the true point beginning of the centerline of said 20 foot drainage easement

Thence, North 86 deg. 16 min. 35 sec. West a distance of 401.49 feet to a point in the centerline of a swale and the western terminus of said 20 foot drainage easement

Second 20 ft. drainage easement:

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

Beginning at a point in the centerline of Morgan Road, said point being the southwest corner of a 0.9312 acre tract conveyed to Leonard F. Kramer by official record 81 page 893, also being the south east corner of a 5.132 acre tract conveyed to Paul R. and Cathy E. Stephenson by Volume 297 Page 465

Thence, with the line between said 0.9312 and 5.132 acre tracts North 35 deg. 12 min. 32 sec. West a distance of 20.00 feet to a point in the northwest right-of-way line of said Morgan Road

Thence, with said right-of-way line North 55 deg. 0 min. 0 sec. East a distance at 23.86 feet to the true point beginning of said centerline drainage easement

Thence, across said 0.9312 acre tract, North 31 deg. 05 min. 04 sec. West a distance of 198.46 feet to a point in the northwest line of said Tract

Thence across said 6.2248 acre tract the following described three courses:

1) North 32 deg. 35 min. 02 sec. West a distance of 236.13 feet

2) North 04 deg. 08 min. 55 sec. East a distance of 58.19 ft.

3) North 05 deg. 26 min. 25 sec. West a distance of 229.46 feet to iron pin cap set in the northwest line of said 6.2248 acre tract also being the northern corner common to a 4.3067 and to a 2.2022 acre tract survey by this surveyor 12/19/01 not recorded to date and being the northern terminus of said 20 foot drainage easement

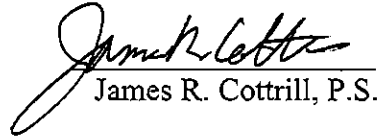
The here-in-above 20 ft. drainage easements are more particularly shown on plat accompanying this legal description

Bearings are based on the centerline of Morgan Road (South 55 deg. West) as described in Deed Book 250 Page 257.

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 December 19, 2001 by James R. Cottrill registration #6858. (Job # S011208)


James R. Cottrill, P.S.

Description of a 4.3067 acre tract
Surveyed for Dick Rice

The following described 4.3067 acre tract situated in state of Ohio, Madison County, Jefferson Township, VMS 2680, being part of a 6.2248 acre tract conveyed to Herbert J. and Dorothy A. Rice by Volume 250, Page 257 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Morgan Road (40 foot right-of-way)(County Road 46) said mag nail being at the southwest corner of a 5.1475 acre tract conveyed to John R. and Cinnamon Swaney by official record 107, Page 1638

Thence, with said centerline, South 55 deg. 00 min. 00 sec. West a distance of 268.94 feet to a ¾" Square Harrow Tooth found at the southeast corner of a 0.07 acre tract conveyed to Leon F. Creamer by official record 81 page 893

Thence, with the northeast line of said 0.07 acre tract, also the northeast line of a 0.9312 acre tract conveyed to Leon F. Creamer by official record 81 page 893, North 35 deg. 12 min. 32 sec. West, passing an iron pin and cap set at 20.00 feet, also passing an iron pin and cap set at the northern most corner of said 0.9312 acre tract at 218.00 feet, a total distance of 698.65 feet to an iron pin cap set in the south line of a 177.489 acre tract conveyed to Robert Jr. and Adeline Wilson by Volume 200 page 86 said iron pin and cap is also in the line between VMS 6643 and to 2680

Thence, with said line North 54 deg. 43 min. 26 sec. East a distance of 267.60 feet to an iron pin cap previously set at the northwest corner of said Swaney's 5.1475 acre tract

Thence, with the south west line of said 5.1475 acre tract, South 35 deg. 19 min. 05 sec. East passing an iron pin and cap previously set at 679.95 feet, a total distance of 699.95 feet returning to the point beginning containing 4.3067 acres more or less.

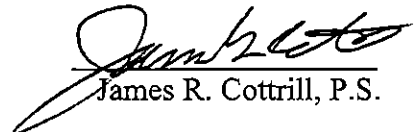
Subject to and with the benefit of two 20 ft. drainage easements describes separately and shown on plat accompanying this legal description.

Bearings are based on the centerline of Morgan Road (South 55 deg. West) as described in Deed Book 250 Page 257

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 December 19, 2001 by James R. Cottrill registration #6858. (Job # S011208B)


James R. Cottrill, P.S.

Description of a 20 foot drainage easement
Surveyed for Dick Rice

The following described 20 ft. drainage easements are situated in the state of Ohio, Madison County, Jefferson Township, VMS 2680, and extends across a 6.2248 acre tract conveyed to Herbert J. and Dorothy A. Rice by Volume 250 Page 257 also across a 0.9312 acre tract conveyed to Leon F. Creamer by official record 81 page 893 and being more particularly described as follows:

First 20 foot drainage easement:

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

Beginning at a mag nail set in the centerline of Morgan Road (40 foot right-of-way)(County Road 46) said mag nail being at the southwest corner of a 5.1475 acre tract conveyed to John R. and Cinnamon Swaney by official record 107 Page 1638, said mag nail also being corner to said 6.2248 acre tract

Thence, with the southwest line of said 5.1475 acre tract, North 35 deg. 19 min. 05 sec. West, passing an iron pin cap previously set at 20.00 feet, a total distance of 370.26 feet to the true point beginning of the centerline of said 20 foot drainage easement

Thence, North 86 deg. 16 min. 35 sec. West a distance of 401.49 feet to a point in the centerline of a swale and the western terminus of said 20 foot drainage easement

Second 20 ft. drainage easement:

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

Beginning at a point in the centerline of Morgan Road, said point being the southwest corner of a 0.9312 acre tract conveyed to Leonard F. Kramer by official record 81 page 893, also being the south east corner of a 5.132 acre tract conveyed to Paul R. and Cathy E. Stephenson by Volume 297 Page 465

Thence, with the line between said 0.9312 and 5.132 acre tracts North 35 deg. 12 min. 32 sec. West a distance of 20.00 feet to a point in the northwest right-of-way line of said Morgan Road

Thence, with said right-of-way line North 55 deg. 0 min. 0 sec. East a distance at 23.86 feet to the true point beginning of said centerline drainage easement

Thence, across said 0.9312 acre tract, North 31 deg. 05 min. 04 sec. West a distance of 198.46 feet to a point in the northwest line of said Tract

Thence across said 6.2248 acre tract the following described three courses:

- 1) North 32 deg. 35 min. 02 sec. West a distance of 236.13 feet
- 2) North 04 deg. 08 min. 55 sec. East a distance of 58.19 ft.
- 3) North 05 deg. 26 min. 25 sec. West a distance of 229.46 feet to iron pin cap set in the northwest line of said 6.2248 acre tract also being the northern corner common to a 4.3067 and to a 2.2022 acre tract survey by this surveyor 12/19/01 not recorded to date and being the northern terminus of said 20 foot drainage easement

The here-in-above 20 ft. drainage easements are more particularly shown on plat accompanying this legal description

Bearings are based on the centerline of Morgan Road (South 55 deg. West) as described in Deed Book 250 Page 257.

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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 December 19, 2001 by James R. Cottrill registration #6858. (Job # S011208)

James R. Cottrill, P.S.