

R.J. CORMAN 9.124 AC DB 261 P173

B & B PAWN SHOP INC. 101.947 AC D.R. 36, 716

2.020 AC

YOBRD FARMS
O.R. 68, 196

PERIMETER DRAIN

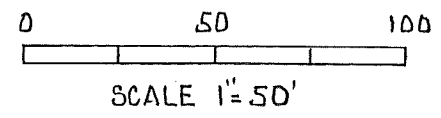
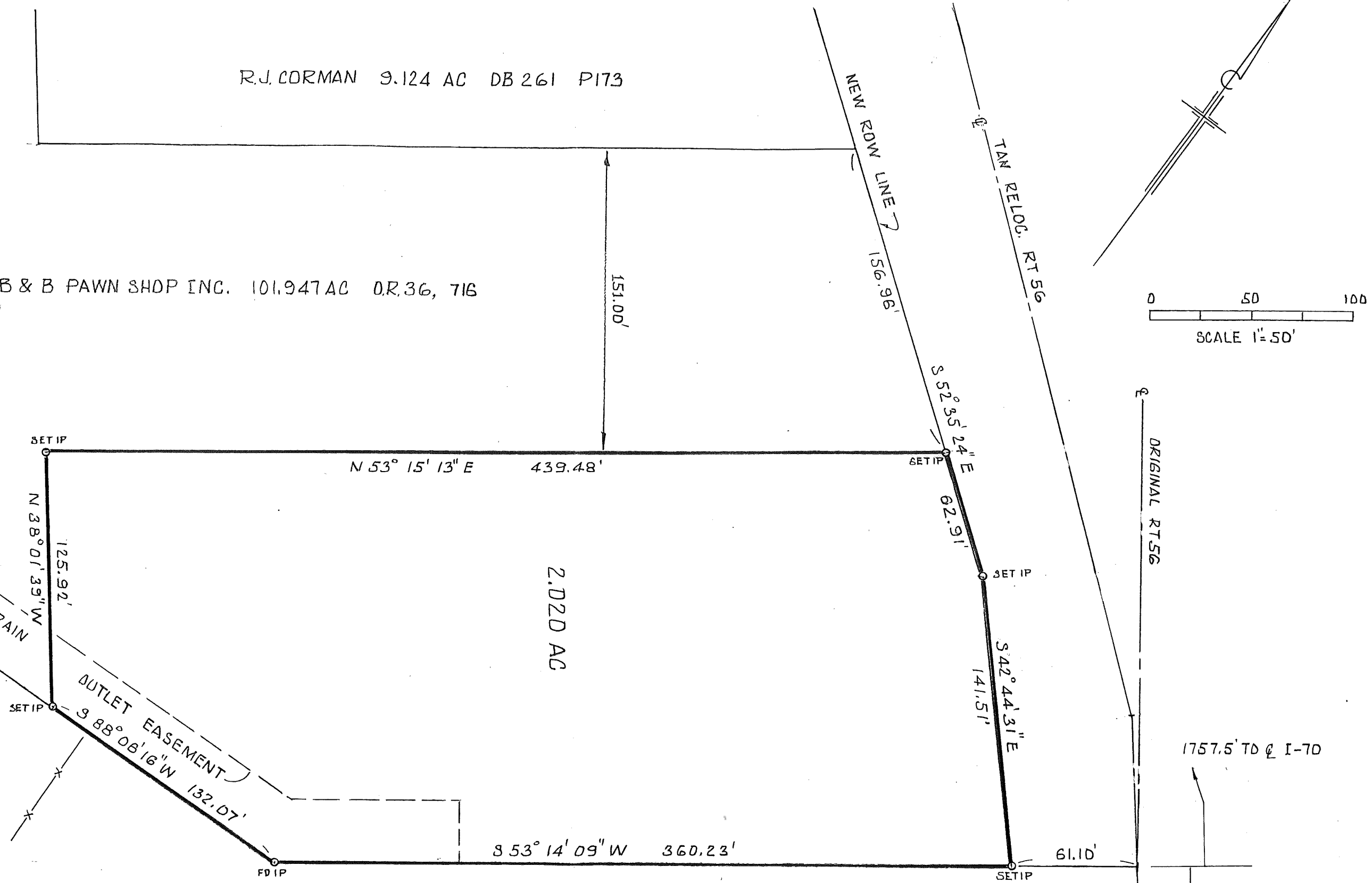
OUTLET EASEMENT

R. DAVID & SHARON A. PICKEN 12.495 AC DR 97 1156

THE THOMAS ENGINEERING & SURVEYING CO.

Robert G. Watts
ROBERT G. WATTS RPLS 4138

PLAT OF SURVEY OF 2.020 AC
OUT OF B&B PAWN SHOP INC.
101.947 AC TRACT
SOMERFORD TWP. MADISON CO. OH
VMS 6288
MAY 2000 110-2000



1757.5' TO Q I-70

2158.8' TO Q OLD RT 40



THE *Thomas* ENGINEERING AND SURVEYING CO.
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
3803 SULLIVANT AVE., COLUMBUS, OHIO 43228 . : 614-276-2619

Description of a 2.020 Acre Tract
Somerset Twp., Madison Co., Ohio
for Ed Eirmele
October, 2000 110-2000

Situate in the State of Ohio, County of Madison, Township of Somerset and being a part of the 101.947 acre tract conveyed to the B & B Pawn Shop, Inc. by deed of record in Official Record 36, Page 716, Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a set iron pin at the southeast corner of said 101.947 acre tract on the southwest ROW of Relocated Ohio Route 56 and at the northeast corner of a 12.495 acre tract conveyed to R. David and Sharon Picken by deed of record in Official Record 97, Page 1156, said set iron pin also being South 53° 14' 09" West, a distance of 61.10 feet from a centerline P.I. of the Original State Route 56 being, 2158.8 feet north of the centerline of the original U.S. Route 40; thence with the southeast line of said 101.947 acre tract and the northwest line of said 12.495 acre tract,

South 53° 14' 09" West, a distance of 360.23 feet to a found iron pin; thence continuing with said line, and a north line of a Yobro Farms tract conveyed by deed of record in Official Record 68, Page 196

South 88° 08' 16" West, a distance of 132.07 feet to a set iron pin; thence across said 101.947 acre tract on a projection of the southwest line of a R.J. Corman 9.124 acre tract conveyed by deed of record in Deed Book 261, Page 173, and a projection of a northeast line of said 101.947 acre tract,

North 38° 01' 39" West, a distance of 125.92 feet to a set iron pin being 151.00 feet from the most southerly corner of said 9.124 acre tract and an inside corner of said 101.947 acre tract; thence with a line parallel to and 151.00 feet distant from a southeast line of said 9.124 acre tract and a northwest line of said 101.947 acre tract, measured at a right angle thereto,

North 53° 15' 13" East, a distance of 439.48 feet to a set iron pin on said southwest ROW line of Relocated State Route 56; thence with said ROW line and a southeast line of said 101.947 acre tract,

South 52° 35' 24" East, a distance of 62.91 feet to a set iron pin at an angle point in said ROW line and in said southeast line of said 101.947 acre tract; thence continuing with said ROW line and said southeast line,

South 42° 44' 31" East, a distance of 141.51 feet to the point of beginning, containing 2.020 acres more or less and being subject however to all highways and easements of record.

This description is based on a May, 2000 field survey by The Thomas Engineering & Surveying Co., Robert G. Watts Reg. Prof. Surveyor #4138. All Deed Books and Official Records mentioned are those in the Recorders Office, Madison County, Ohio. Bearings are based on the ODOT bearings as shown on the Relocated Ohio Route 56 ROW plans as evidenced by found iron pins and concrete monuments.

The Thomas Engineering & Surveying Co.


Robert G. Watts, RPLS #4138