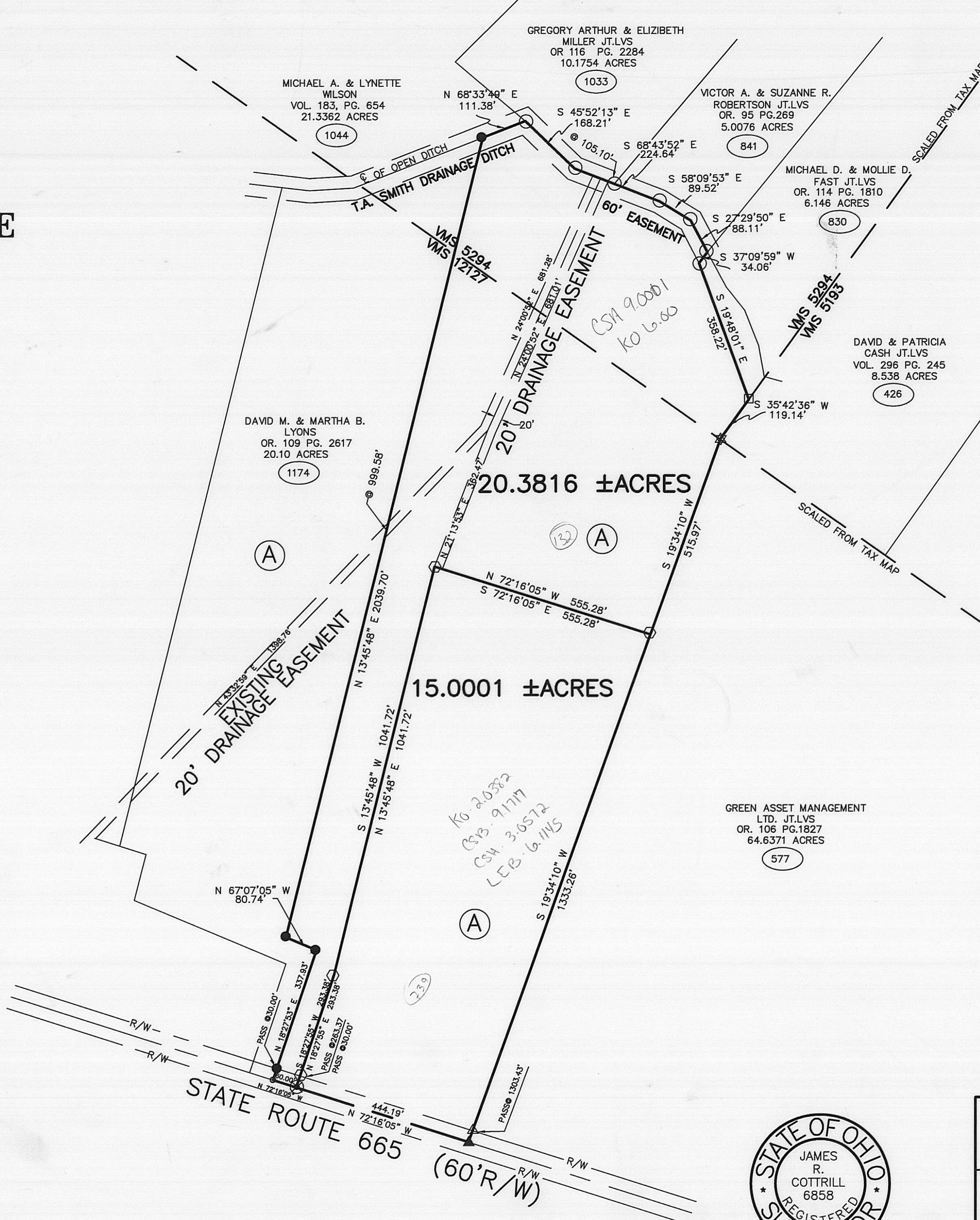
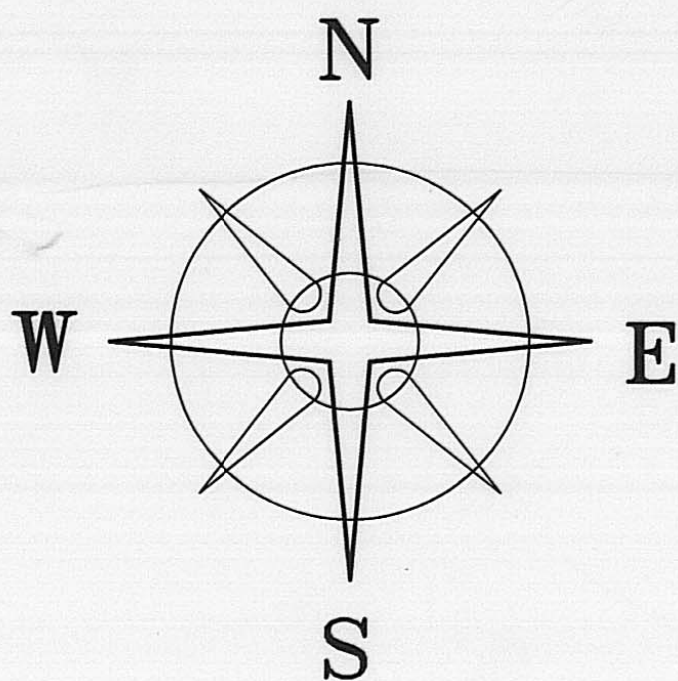


BEARINGS BASED ON THE \odot OF ST.RT. 665
(N 72°11'24"W) AS DESCRIBED IN
D.B. 297 PG. 678.



DEED REFERENCE

DOUGLAS N. & LAURA D. CRAGER
D.B. 297 PG. 678
77.409 ACRES
(35.209 ACRES REMAINING)

(739)
VOL. 283, PG. 838
VOL. 254, PG. 446
VOL. 237, PG. 457
VOL. 148, PG. 498
VOL. 144, PG. 490
VOL. 222, PG. 79

LEGEND

- ⊗ CONCRETE NAIL & WASHER (SET)
 - ☆ 12" WOOD FENCE POST (FOUND)
 - ▲ IRON PIN (FOUND)
 - 3/4" PIPE (FOUND)
 - 1/2" IRON PIN (FOUND)
 - △ 3/4" IRON PIPE+CAP STAMPED "5969" (FOUND)
 - MAG NAIL (PREVIOUSLY SET)
 - 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY 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



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

James R. Cottrill DATE: 2-4-02

JAMES R. COTTRILL P.S.

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

20.3816± ACRES, & 15.0001± ACRES
VMS 12127 & 5294, FAIRFIELD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR LAURA CRAGER

DATE DRAWN:
01-04-02
JOB # S020104
F. B. # 29

SCALE : 1" = 200'
200' 100' 0 200'

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

Description of a 15.0001 Acre Tract
Surveyed for Laura Crager

The following described 15.0001 acres is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 12127, and being part of a 77.409 acre tract (35.209 remaining acres) conveyed to Douglas N. and Laura D. Crager by Volume 297 Page 678, and being more particularly described as follows;

Beginning at a iron pin found in the centerline of State Route 665 (60 foot right-of-way), said iron pin being at the southeast corner of said 77.409 acres, said iron pin also being at the southwest corner of a 64.6371 acre tract conveyed to Green Asset Management by Official Record 106 Page 1827

Thence with said centerline North 72 degrees 16 minutes 05 seconds West a distance of 444.19 feet to a concrete nail and washer set

Thence through said 77.409 acre the following three (3) new calls:

- 1) North 18 degrees 27 minutes 55 seconds East, passing an iron pin and cap set at 30.00 feet, a total distance of 293.38 feet to a iron pin and cap set
- 2) North 13 degrees 45 minutes 48 seconds East a distance of 1041.72 feet to an iron pin and cap set
- 3) South 72 degrees 16 minutes 05 seconds East a distance of 555.28 feet to a iron pin and cap set in the west line of said 64.6371 acres

Thence with said west line South 19 degrees 34 minutes 10 seconds West, passing a ¾ inch diameter iron pipe and cap stamped "5969" found at 1303.43 feet, a total distance of 1333.26 feet, returning to the point of beginning, containing 15.0001 acres more or less

20' Drainage Easement

The herein and above described 15.0001 acre tract is granted the benefit of a 20 foot drainage easement, said easement being tangent to and 20 foot right of the following described baseline

Beginning at an iron pin and cap set at the northernmost corner of the herein and above described 15.0001 acres

Thence North 21 degrees 13 minutes 53 seconds East a distance of 362.47 feet to the east line of an existing 20 foot drainage easement

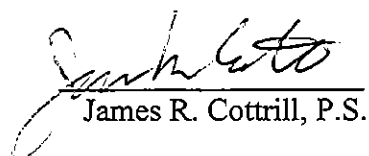
Thence with said easement line North 20 degrees 00 minutes 52 seconds East a distance of 681.01 feet to the center of the T.A. Smith drainage ditch and the northern terminus of said easement

Bearings are based on the centerline of State Route 665 (North 72 degrees 11 minutes 24 seconds West) as described in Deed Book 297 Page 678

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 Jan. 08 2002 by James R. Cottrill registration #6858. (Job #S020104A)


James R. Cottrill, P.S.

Description of a 20.3816 Acre Tract
Surveyed for Laura Crager

The following described 20.3816 acres is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 12127 and V.M.S. 5294, and being part of a 77.409 acre tract (35.209 remaining acres) conveyed to Douglas N. and Laura D. Crager by Volume 297 Page 678, and being more particularly described as follows;

Beginning at a concrete nail and washer set in the centerline of State Route 665 (60 foot right-of-way); said concrete nail bears North 72 degrees 16 minutes 05 seconds West, 444.19 feet from an iron pin found at the southeast corner of said 77.409 acres

Thence with said centerline North 72 degrees 16 minutes 05 seconds West a distance of 60.00 feet to a magnetic nail previously set at the southernmost corner of a 20.1000 acre tract conveyed to David M. and Martha B. Lyons by Official Record 109 Page 2617

Thence with said 20.1000 acre the following three (3) calls:

- 1) North 18 degrees 27 minutes 53 seconds East, passing an iron pin and cap previously set at 30.00 feet, a total distance of 337.93 feet to an iron pin and cap previously set
- 2) North 67 degrees 07 minutes 05 seconds West a distance of 80.74 feet to an iron pin and cap previously set
- 3) North 13 degrees 45 minutes 48 seconds East a distance of 2039.70 feet to an iron pin and cap previously set in the center of the T.A. Smith county drainage ditch, center of said ditch also being the north line of said 77.409 acres, said iron pin and cap also being in the southeast line of a 21.3362 acre tract conveyed to Michael A. and Lynette Wilson by Volume 183 Page 654

Thence with the center of said ditch the following five (5) calls:

- 1) North 68 degrees 33 minutes 49 seconds East a distance of 111.38 feet to a ¾ inch diameter iron pipe found at the corner of a 10.1754 acre tract conveyed to Gregory Arthur and Elizabeth Miller by Official Record 116 Page 2284
- 2) South 45 degrees 52 minutes 13 seconds East a distance of 168.21 feet to a ¾ inch diameter iron pipe found at the corner of said 10.1754 acres
- 3) South 68 degrees 43 minutes 52 seconds East, passing a ¾ inch diameter iron pipe found at the corner of a 5.0076 acre tract conveyed to Victor A. and Suzanne R. Robertson by Official Record 95 Page 269 at 105.10 feet, a total distance of 224.64 feet to a ¾ inch diameter iron pipe found at the corner of said 5.0076 acres
- 4) South 58 degrees 09 minutes 53 seconds East a distance of 89.52 feet to a ¾ inch diameter iron pipe found at the corner of said 5.0076 acres
- 5) South 27 degrees 29 minutes 50 seconds East a distance of 88.11 feet to a ¾ inch diameter iron pipe found in the northwest line of a 6.146 acre tract conveyed to Michael D. and Mollie D. Fast by Official Record 114 Page 1810

Thence with said 6.146 acres the following two (2) calls:

- 1) South 37 degrees 09 minutes 59 seconds West a distance of 34.06 feet to a ¾ inch diameter iron pipe found
- 2) South 19 degrees 48 minutes 01 seconds East a distance of 358.22 feet to a ½ inch diameter iron pin found in the northwest line of a 8.538 acre tract conveyed to David and Patricia Cash by Volume 296 Page 245

Thence with said northwest line South 35 degrees 42 minutes 36 seconds West a distance of 119.14 feet to a 12 inch diameter wooden fence post found at the north corner of a 64.6371 acre tract conveyed to Green Asset Management by Official Record 106 Page 1827

Thence with the west line of said 64.6371 acres South 19 degrees 34 minutes 10 seconds West a distance of 515.97 feet to a iron pin and cap set

Thence through said 77.409 acres the following three (3) new calls:

- 1) North 72 degrees 16 minutes 05 seconds West a distance of 555.28 feet to a iron pin and cap set
- 2) South 13 degrees 45 minutes 48 seconds West a distance of 1041.72 feet to a iron pin and cap set

- 3) South 18 degrees 27 minutes 55 seconds West, passing an iron pin and cap set at 263.37 feet, a total distance of 293.38 feet, returning to the point of beginning, containing 20.3816 acres more or less

20' Drainage Easement

The herein and above described 20.3816 acre tract is subject to a 20 foot drainage easement, said easement being tangent to and 20 foot right of the following described baseline

Beginning at an iron pin found in the centerline of State Route 665 (60 foot right-of-way) at the southeast corner of said 77.409 acres, said iron pin also being at the southwest corner of said 64.6371 acres

Thence with the line common to said 77.409 acres and said 64.6371 acres North 19 degrees 34 minutes 10 seconds East a distance of 1333.26 feet to an iron pin and cap set

Thence North 72 degrees 16 minutes 05 seconds West a distance of 555.28 feet to an iron pin and cap set, said iron pin and cap being the **True Point of Beginning** of said 20 foot easement

Thence North 21 degrees 13 minutes 53 seconds East a distance of 362.47 feet to the east line of an existing 20 foot drainage easement

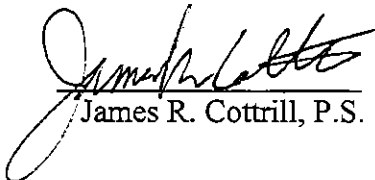
Thence with said easement line North 20 degrees 00 minutes 52 seconds East a distance of 681.01 feet to the center of the T.A. Smith drainage ditch and the northern terminus of said easement

Bearings are based on the centerline of State Route 665 (North 72 degrees 11 minutes 24 seconds West) as described in Deed Book 297 Page 678

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 Jan. 08 2002 by James R. Cottrill registration #6858. (Job #S020104B)


James R. Cottrill, P.S.