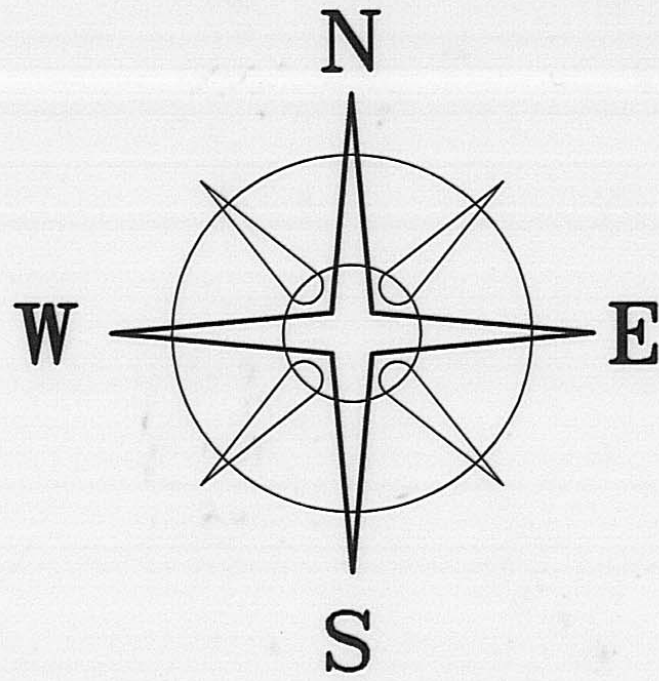


BEARINGS ARE BASED ON THE  $\odot$  OF ROSEDALE-PLAIN CITY ROAD  
(S 57°26' W) AS DESCRIBED IN VOL. 288 PAGE 555



59.3965+/- ACRES

ROSEDALE-PLAIN CITY ROAD (C-24) (45' R/W)

DEED REFERENCE

HARRIET L. NICOL TRUST  
VOL. 131 PAGE 475  
80.989 ACRES

193

true point of beginning

2.7000± ACRES

20' DRAINAGE EASEMENT

N 00°55'17" E  
8.72'

VOGLESBURG ROAD  
(C-123)

**LEGEND**

- 3/5" IRON PIPE (FOUND)
- 5/8" IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- CONCRETE NAIL AND WASHER (SET)
- 5/8"  $\phi$  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: 5-7-02

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

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

**2.7000+/- ACRES, V.M.S. 3153  
PIKE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO.**

**SURVEYED FOR DON NICOL**

DATE DRAWN:  
4-30-02  
JOB #S020416  
F. B. # 30

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

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

2.7000 acre tract  
Surveyed for Don Nicol

The following described 2.7000 acre tract is situated in the state of Ohio, Madison County, Pike Township, VMS 3153, in part of a 80.989 acre tract conveyed to Harriet L. Nicol (Trust) by Volume 131 page 475 and being more particularly described as follows:

Beginning at the centerline intersection of Voglesburg Road (County Road 123) with the centerline of Rosedale-Plain City Road (County Road 24), a 5/8 inch diameter iron pin bears North 00 deg. 55 min. 17 sec. East a distance of 8.72 feet from said intersection

Thence, with the centerline of Rosedale-Plain City Road, North 57 deg. 26 min. 00 sec. East a distance of 1553.76 feet to a concrete nail set at **the true point of beginning**

Thence, continuing with said centerline, North 57 deg. 26 min. 00 sec. East a distance of 215.43 feet to a railroad spike set in said centerline

Thence, across said 80.989 acre tract the following three new courses:

- 1) South 32 deg. 34 min. 00 sec. East, passing an iron pin cap set at 25.82 feet, a total distance of 545.94 feet to an iron pin cap set
- 2) South 57 deg. 26 min. 00 sec. West a distance of 215.43 feet to an iron pin cap set
- 3) North 32 deg. 34 min. 00 sec. West, passing iron pin cap set at 527.55 feet, a total distance of 545.94 feet returning to the true point of beginning containing 2.7000 acres more or less

With the benefit of a 20 foot drainage easement, said 20 foot drainage easement is tangent to and 20 foot left of the following described baseline:

Beginning at iron pin cap set at the southeast corner of the here-in-above described 2.7000 acre tract

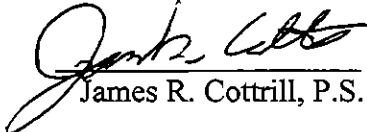
Thence, North 57 deg. 26 min. 00 sec. East, being parallel to the centerline of Rosedale-Plain City Road, a distance of 805.17 feet to a point in the east line of said 80.989 acre tract said point being the eastern terminus of said 20 foot drainage easement.

Bearings are based on the centerline of Rosedale-Plain City Road (South 57 deg. 26 min. West) as described in Volume 288 Page 555.

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 April 30th, 2002 by James R. Cottrill registration #6858. (Job #S020416)

  
James R. Cottrill, P.S.