

VMS 12031
VMS 4523

DEER CREEK

TOP OF BANK

EASEMENT FOR PERIMETER DRAIN OUTLET

20'
110'
110'

CLARENCE D & DORIS E. SALYERS
DV. 278 P 339

SET IP

N 86° 30' 00" E 200.00'

SET IP

PLAT OF SURVEY
OF
2.000 AC
SOMERFORD TWP, MADISON CO.
VMS 4523

FOR
JEFF SALYERS

AUGUST 2002 249-02

2.000 AC

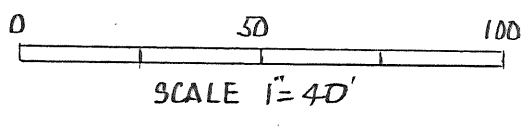
N 07° 36' 29" W 436.72

S 07° 36' 29" E 436.72

THE THOMAS ENGINEERING
& SURVEYING CO.

Robert G. Watts

ROBERT G. WATTS
RPS # 4138



PDTEE ROAD VMS 12031
VMS 4523

N 57° 44' 03" W

S 86° 42' W 406.49'

66+10.58 P.I. 70+02.70

WEST CORNER OF
THIRD TRACT
DEED VOL 278 P 339

SET IP

ROW LINE

SET IP

40.10'

40.10'

40.00'

356.14

S 86° 30' 00" W 200.00'

58.87

WEST BOUND PAV'T

ORIGINAL & NATIONAL ROAD

20.00'

ODDT PLAN &

U.S. ROUTE 40

75+00

EAST BOUND PAV'T

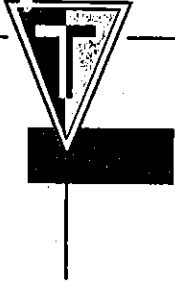
80.00'

L.A. ROW

FD ODDT RDW MDN

STA 75+00 80.00' RT

133-03



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

DESCRIPTION OF 2.000 ACRES
SOMERFORD TWP., MADISON CO., OHIO
ON U.S. RT 40
for
JEFF SALYERS
August 2002 .249-02

Situate in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey No. 4523, and being a part of the Third Tract of 82.5 acres conveyed to Clarence D. and Doris E. Salyers by deed of record in Deed Volume 278, Page 339, Records Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a found Ohio Dept of Highways ROW monument at Station 75+00, 80 feet south of the Highway Plan centerline as shown on the U.S. Route 40 Right of Way Plan for Madison County, said Highway Plan centerline being 20.00 feet south of and parallel to the Original U.S. Route 40, centerline, known as the National Road centerline and the south line of said 82.5 acre tract; thence from said ROW monument North $03^{\circ} 30' 00''$ West, a distance of 100.00 feet to the TRUE POINT of BEGINNING on the Original National Road centerline and the south line of said 82.5 acre tract, passing the Ohio Dept of Highways Plan centerline at 80.00 feet; thence with said Original National Road centerline and the south line of said 82.5 acre tract,

South $86^{\circ} 30' 00''$ West, a distance of 141.13 feet to a point on said centerline and said south line, said point being North $86^{\circ} 42' 00''$ East, a distance of 406.49 feet and North $86^{\circ} 30' 00''$ East, a distance of 356.14 feet from the west corner of said 82.5 acre tract at the intersection of said National Road centerline and the centerline of Potee Road as shown on said Right of Way plan; thence across said 82.5 acre tract the following three courses,

North $07^{\circ} 36' 29''$ West, a distance of 436.72 feet to a set iron pin, passing a set iron pin on the north Right of Way line of said U.S. Route 40 at 40.10 feet; thence,

North $86^{\circ} 30' 00''$ East, a distance of 200.00 feet to a set iron pin in a fence line; thence with said fence line,

South 07° 36' 29" East, a distance of 436.72 feet to a point on said centerline of the National Road and the south line of said 82.5 acre tract, passing a set iron pin at 396.62 feet; thence with said National Road centerline and said south line

South 86° 30' 00" West, a distance of 58.87 feet to the TRUE POINT of BEGINNING containing 2.000 acres and being subject to all legal highways and easements of record and providing for an easement for a perimeter drain outlet to Deer Creek being a 20.00 foot wide easement 110.00 feet in length from the north line of the above described 2.000 acre tract, the west line of said easement being on a projection of the west line of the above described 2.000 acre tract. The above described easement being for the maintenance and repair of subsurface drainage.

All Deed Volumes mentioned are those found in the Recorders Office, Madison County, Ohio. Bearings are based on the bearing of North 86° 30' 00" East for the plan centerline of U.S. Route 40 found on the Ohio Dept of Highways ROW plans for U.S. Route 40. Set iron pins are 5/8"x30" rebars with yellow plastic caps embossed "Thomas Engr & Surveying". This description is based on an August 2002 survey by The Thomas Engineering & Surveying Co., Robert G. Watts, Reg Prof. Surveyor #4138



Robert G. Watts
Reg. Prof. Surveyor #4138