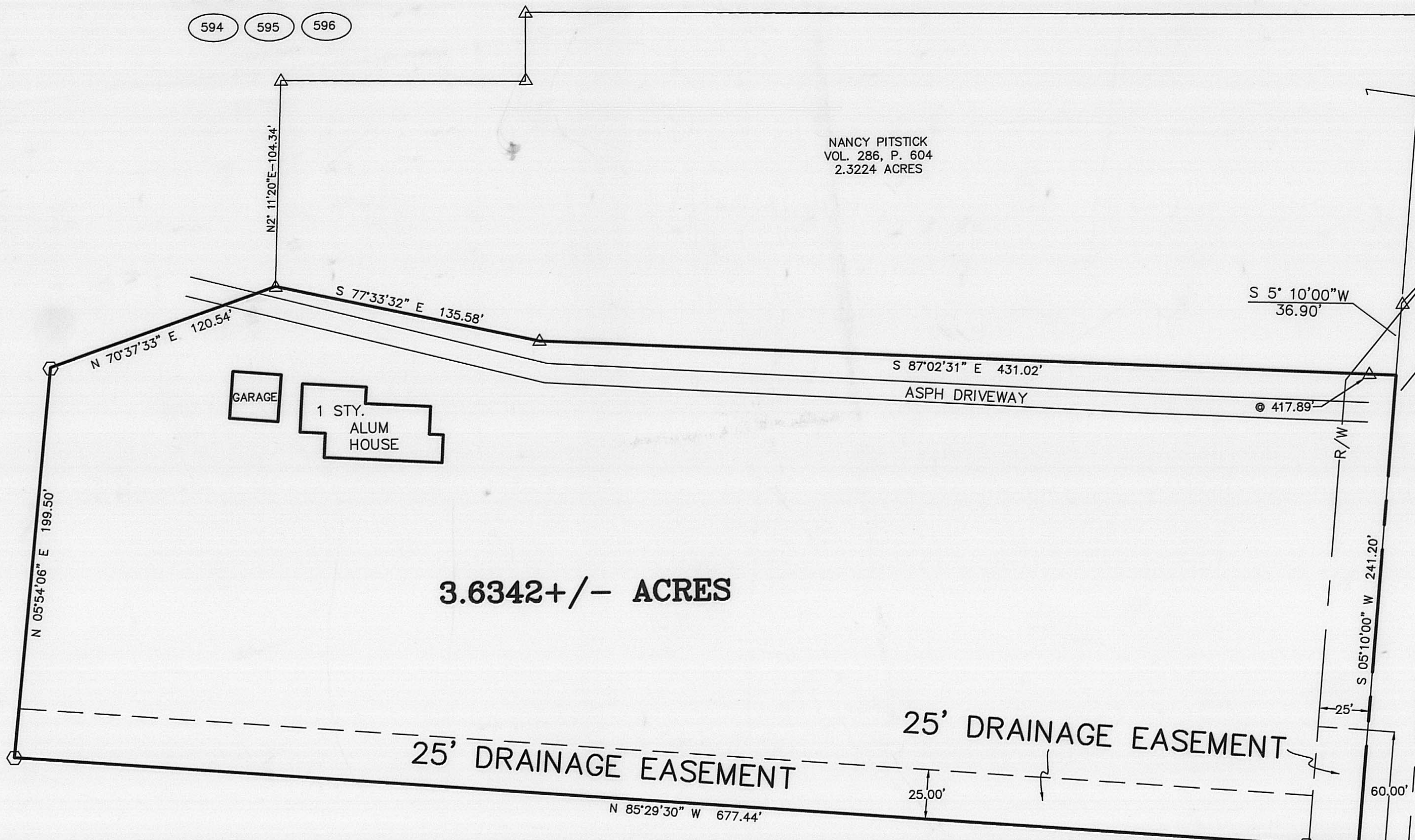


ROBERT C. & MYRTLE
SHOEMAKER
D.B. 174 PG. 44
196.8 AC.

594 595 596

NANCY PITSTICK
VOL. 286, P. 604
2.3224 ACRES

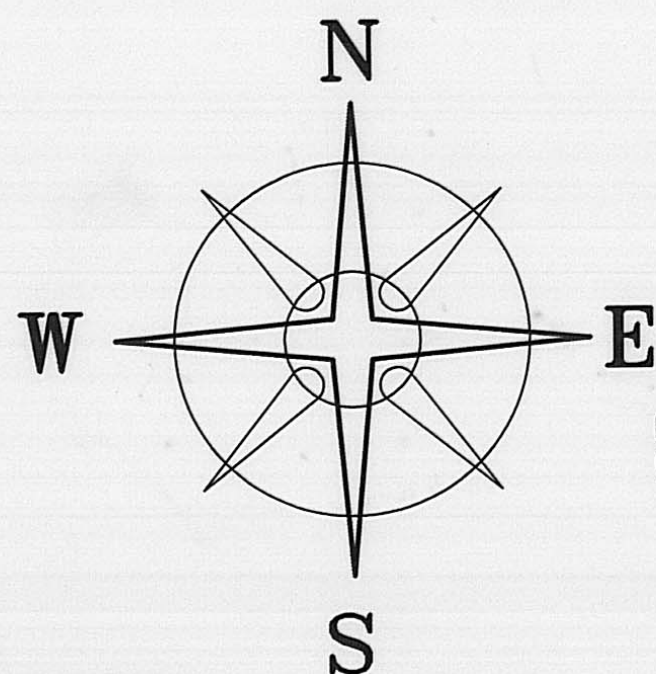
1 ACRE



3.6342+/- ACRES

25' DRAINAGE EASEMENT

25' DRAINAGE EASEMENT



BEARINGS BASED ON THE C. OF PRAIRIE ROAD
(S 5° 10' W) AS DESCRIBED IN D.B. 174 PG. 44.



JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
3.6342± ACRES, VMS 6538,
RANGE TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR ROBERT SHOEMAKER

- LEGEND**
- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - MAG NAIL (SET)
 - 5/8" Ø 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: 7-9-01

DATE DRAWN: 6-28-01	SCALE: 1" = 50'	CREW: MW, EM
JOB #S010616	50' 25' 0 50'	DWN. BY: RC
F. B. # 28		CK. BY:

57-03

**Description of a 3.6342 Acre Tract
Surveyed for Robert Shoemaker**

The following described 3.6342 +/- acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6538, and being part of a 196.8 acre tract conveyed to Robert C. & Myrtle Shoemaker by Deed Book 174 Page 44, and being more particularly described as follows:

Beginning at the southeast corner a 2.3224 acre tract conveyed to Nancy Pitstick by Volume 286 Page 604.

Thence with the extension of the centerline of Prairie Road (50 foot right-of-way)(CR 77) South 05 deg. 10 min. 00 sec. West a distance of 241.20 feet to a mag nail set in said centerline, said mag nail bears North 05 deg. 10 min. 00 sec. East a distance of 335.45 feet from an iron pin found at the intersection of the centerline of Prairie Road with the line between Fayette and Madison counties.

Thence across said 196.8 acre tract the following three new courses:

- 1) North 85 deg. 29 min. 30 sec. West, passing an iron pin and cap set at 29.27 feet, a total distance of 677.44 feet to an iron pin and cap set.
- 2) North 05 deg. 54 min. 06 sec. East a distance of 199.50 feet to an iron pin and cap set.
- 3) North 70 deg. 37 min. 33 sec. East a distance of 120.54 feet to an iron pin and cap previously at the southwest corner of said Pitstick's 2.3224 acre tract.

Thence with said 2.3224 acre tract the following two courses:

- 1) South 77 deg. 33 min.32 sec. East a distance of 135.58 feet to an iron pin and cap previously set.
- 2) South 87 deg. 02 min. 31 sec. East, passing an iron pin and cap previously set at 417.89 feet, a total distance of 431.02 feet, returning to the point of beginning, containing 3.6342 +/- acres.

Subject to a 25 foot drainage easement, said 25 foot drainage easement is tangent to and right of the following described base line:

Beginning at a point in the centerline of Prairie Road, said point bears North 05 deg. 10 min. 00 sec. East a distance of 60.00 feet from a mag nail set at the southeast corner of the here-in-above described 3.6342 +/- acre tract.

Thence with said centerline South 05 deg. 10 min. 00 sec. West a distance of 60.00 feet to a mag nail set.


Thence North 85 deg. 29 min. 30 sec. West, passing an iron pin and cap set at 29.27 feet, a total distance of 676.44 feet to an iron pin and cap set at the southwest corner of the here-in-above described 3.6342 +/- acre tract, and being the western terminus of said 25 foot drainage easement, said 25' drainage easement is more clearly shown on plat accompanying this legal description.

Bearings are based on the centerline of Prairie Road (South 05 deg. 10 min. West) as described in Deed Book 174 Page 44.

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."

¹ This description is based on a field survey performed June 28, 2001 by James R. Cottrill registration #6858. (Job # S010616)


James R. Cottrill, P.S.