

DEED REFERENCE

JOSEPH J. & TERRI ARABIA JTLVS.
O.R. 119 PAGE 1613
3.065 ACRES (956)
COUNTRY ESTATES
P.B. "B", P. 143
LOT #1

RESTRICTION:

This parcel has been approved as an "ADJOINING PARCEL TRANSFER" and in the future shall be transferred only with the adjoining 3.433 acre tract, Parcel Number 957, as recorded in O.R. 117, Page 1822, and shall not be used as a separate building site. This restriction shall run with the land and may be modified only upon the written approval of the MADISON County Regional Planning Commission. A marginal entry shall be made on the above stated deed stating "See Volume _____, Page _____, for a restriction affecting this parcel."

LEGEND

- 12" SQUARE WOODEN FENCE POST (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGINEERING"
- P K NAIL
- 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

JAMES R. COTTRILL P.S.

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

0.475±ACRES, V.M.S. 6200,
SOMERFORD TOWNSHIP, MADISON
COUNTY, STATE OF OHIO
SURVEYED FOR JAY JOHNSON

DATE DRAWN:
6-25-02
JOB # S020610
F. B. # 30

SCALE : 1"=60'
60' 30' 0 60'

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



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

James R. Cottrill DATE: 7-11-02

LOT #3

JAY W. & LINDA G. JTLVS.
JOHNSON
O.R. 117 PAGE 1822
3.433 ACRES

(957)

LOT #2

SARA E. BUSTER
D.B. 267 PAGE 584
2.0818 ACRES

(529)

**0.4750+/-
ACRES**

LOT #1A

(956)

SOURA M. & SUSAN L. FALCONI
O.R. 138 PAGE 909
5.0105 ACRES

(528)

LOT #1

(956)

STATE ROUTE 187

11-04

0.4750 acres
Surveyed for Jay Johnson

The following described 0.4750 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 6200, and being part of Lot No. 1 (3.065 acres) of the Country Estates as recorded in Plat book "B", Page 143 conveyed to Joseph J. and Terri Arabia by official record 117 Page 18.2 and being more particularly described as follows:

Beginning at a 5/8 inch diameter rebar and yellow plastic caps stamped "Thomas Engineering" found in the west right-of-way line of state Route 187 also being the eastern corner common to Lot's 1 & 2 of said Country Estates subdivision ;

Thence, with the line between said Lot's 1 & 2, North 82 deg. 36 min. 55 sec. West a distance of 343.52 feet to an iron pin and cap set in said line at the **true point of beginning**;

Thence, with a new line across said Lot No. 1, South 04 deg. 14 min. 49 seconds West a distance a 193.27 feet to an iron pin and cap set in the northeast line of a 5.0105 acre tract conveyed to Soura M. and Susan L. Falconi by official record 138 Page 909;

Thence, with said northeast line, North 41 deg. 59 min. 53 sec. West, passing a 12 inch wood fence post found at the eastern most corner of a 2.0818 acre tract conveyed to Sara E. Buster by Deed Book 267 p. 584 at 244.01 feet, a total distance of 296.44 feet to a 5/8 inch diameter rebar and yellow plastic caps stamped " Thomas Engineering" found at the western corner common to said Lot's 1 & 2;

Thence, with the line between said Lots 1 & 2, South 82 deg. 36 min. 55 sec. East a distance 214.44 feet returning to **the true point beginning** containing 0.4750 acres more or less.

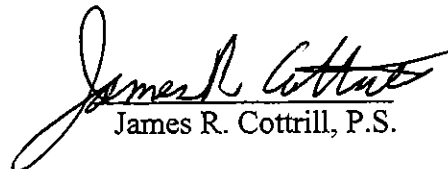
The here-in-above described 0.4750 acre tract is to become part of and contingent to Johnson's 3.433 acre tract (Lot No. 2) as recorded in official record 117 Page 1822.

Bearings are based on the north line of said Lot No. 1 (South 82 deg. 36 min. 55 sec. East) as described in official record 119 Page 1613.

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 June 24, 2002 by James R. Cottrill registration #6858. (Job # S020610)


James R. Cottrill, P.S.