

DEED REFERENCE

SARA MAST
DEED BOOK 291 PAGE 228
90.85 ACRES

24" TILE

20' DRAINAGE EASEMENT
S 81°41'15" W 270.81'

BUIRED 1'

20' DRAINAGE EASEMENT
N 41°00'00" E 250.00'

BUIRED 1'

1.8922± ACRES
1.720 NET ACRES

1.8921± ACRES
1.720 NET ACRES

U.S. ROUTE 42 (60' R/W)

THOMAS JUSTUS
OFFICIAL RECORDED 80 PAGE 23
1.5000 ACRES



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

DATE: 3/12/04

LEGEND

- CONCRETE NAIL & WASHER (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

JAMES R. COTTRILL P.S.

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

1.8922± & 1.8921 ACRE TRACTS
V.M.S. 6000

JEFFERSON TOWNSHIP, MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR DICK MAST

DATE DRAWN:
3/01/04
JOB #S040301
F. B. #34

SCALE : 1"=50'
50' 25' 0 50'

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

32.04

1.8921 Acre Tract
Surveyed for Dick Mast

The following described 1.8921 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 90.85 acre tract conveyed to Sarah Mast by deed book 291 page 228, and being more particularly described as follows:

Beginning at the southeast corner of a 1.5000 acre tract conveyed to Thomas Justus by official record 80 page 23, said corner being in the centerline of US 42 (60 ft. right-of-way);

Thence, with said centerline, North $41^{\circ} 00$ minutes 00 seconds East a distance of 712.08 ft. to a concrete nail and washer set at **the true point of beginning**;

Thence, across said 90.85 acre tract the following 3 new courses:

- 1) North $44^{\circ} 50$ minutes 38 seconds West, passing an iron pin and cap set at 35.00 ft., a total distance of 330.56 ft. to an iron pin and cap set, buried 1 ft. deep
- 2) North $41^{\circ} 00$ minutes 00 seconds East, being parallel to the centerline of US 42, a distance of 250.00 ft. to an iron can and cap set, buried 1 ft. deep
- 3) South $44^{\circ} 50$ minutes 38 seconds East, passing an iron pin and cap set at 295.56 ft., a total distance of 330.56 ft. to a concrete nail and washer set in the centerline of US 42;

Thence, with said centerline, South $41^{\circ} 00$ minutes 00 seconds West a distance of 250.00 ft. returning to **the true point beginning** containing 1.8921 acres more or less.

With the benefit of a 20 ft. drainage easement, said 20 ft. drainage easement extends from the southwest line of the hereinabove described 1.8921 acre tract along and southeast of the northwest line of a 1.8922 acre tract (surveyed by this surveyor 3-01-04, not recorded todate) and across said 90.85 acre tract to a point 10 ft. east of a 24 in. tile, said 20 ft. drainage easement is tangent to and 20 ft. left of the following described baseline:

Beginning at an iron pin and cap set at the westernmost corner of the hereinabove described 1.8921 acre tract;

Thence, along the north west line of said 1.8922 acre tract, South $41^{\circ} 00$ minutes 00 seconds West a distance of 250.00 ft. to iron pinning cap set at the westernmost corner of said 1.8922 acre tract.

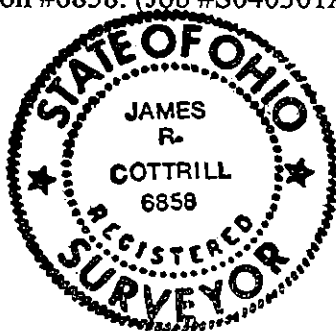
Thence, with a new line across said 90.85 acre tract, South $81^{\circ} 41$ minutes 15 seconds West, passing said 24 in. tile at 260.81 ft., a total distance of 270.81 ft. to the western terminus of said 20 ft. drainage easement;

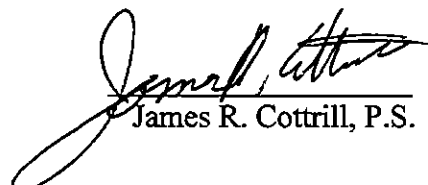
Bearings are based on the centerline of US 42 (South 41° West) as described in deed book 291 page 228.

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 March 1, 2004 by James R. Cottrill registration #6858. (Job #S040301A)




James R. Cottrill, P.S.

1.8922 Acre Tract
Surveyed for Dick Mast

The following described 1.8922 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 90.85 acre tract conveyed to Sarah Mast by deed book 291 page 228, and being more particularly described as follows:

Beginning at the southeast corner of a 1.5000 acre tract conveyed to Thomas Justus by official record 80 page 23, said corner being in the centerline of US 42 (60 ft. right-of-way);

Thence, with said centerline, North $41^{\circ} 00$ minutes 00 seconds East a distance of 462.08 ft. to a concrete nail and washer set at **the true point of beginning**;

Thence, across said 90.85 acre tract the following 3 new courses:

- 1) North $44^{\circ} 50$ minutes 38 seconds West, passing an iron pin and cap set at 41.14 ft., a total distance of 330.56 ft. to an iron pin and cap set, buried 1 ft. deep
- 2) North $41^{\circ} 00$ minutes 00 seconds East, being parallel to the centerline of US 42, a distance of 250.00 ft. to an iron can and cap set, buried 1 ft. deep
- 3) South $44^{\circ} 50$ minutes 38 seconds East, passing an iron pin and cap set at 295.56 ft., a total distance of 330.56 ft. to a concrete nail and washer set in the centerline of US 42;

Thence, with said centerline, South $41^{\circ} 00$ minutes 00 seconds West a distance of 250.00 ft. returning to **the true point beginning** containing 1.8922 acres more or less.

Subject to and with the benefit of a 20 ft. drainage easement, said 20 ft. drainage easement extends from the north east line of the hereinabove described 1.8922 acre tract along and southeast of the northwest line of said tract and across said 90.85 acre tract to a point 10 ft. east of a 24 in. tile, said 20 ft. drainage easement is tangent to and 20 ft. left of the following described baseline:

Beginning at an iron pin and cap set at the northernmost corner of the hereinabove described 1.8922 acre tract;

Thence, along the north west line of said tract South $41^{\circ} 00$ minutes 00 seconds West a distance of 250.00 ft. to iron pinning cap set at the westernmost corner of said 1.8922 acre tract.

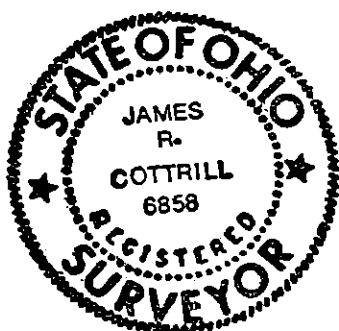
Thence, with a new line across said 90.85 acre tract, South $81^{\circ} 41$ minutes 15 seconds West, passing said 24 in. tile at 260.81 ft., a total distance of 270.81 ft. to the western terminus of said 20 ft. drainage easement;

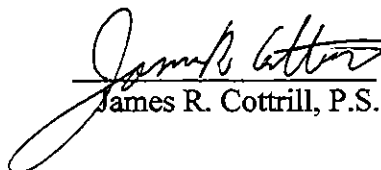
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This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 March 1, 2004 by James R. Cottrill registration #6858. (Job #S040301)




James R. Cottrill, P.S.