

BEARINGS BASED ON THE \angle OF FIRST STREET
(S 46°30'W) AS DESCRIBED IN OR 148, P. 668.

LEGEND

- 1/2" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- RAIL ROAD SPIKE (SET)
- P K NAIL (FOUND)

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

○ TAX MAP PARCEL NUMBER

STATE ROUTE 38 (60' R/W)

N 02°22'37" E 356.41'

V.M.S. 7473
V.M.S. 5281

1.4212± ACRES

161

FIRST STREET (80' R/W)

S 46°30'00" W 498.97'

OSCAR & LOLA N.
BAIDEN
OFFICIAL RECORDED 121 PAGE 2296
0.53 ACRES

273

30.99'

275.74'

S 87°54'55" E 347.39'

OSCAR & LOLA N.
BAIDEN
OFFICIAL RECORDED 276 PAGE 88
.1989 ACRES

683

DEED REFERENCE

DONALD E. & SUSAN L.
MILLER JTLVS.

OFFICIAL RECORDED 148 PAGE 668

1.4415 ACRES

161



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

DATE: 3/3/04

JAMES R. COTTRILL P.S.

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

1.4212 ACRES, V.M.S. 7473 & 5281
MONROE TOWNSHIP, MADISON COUNTY
STATE OF OHIO
SURVEYED FOR DONALD MILLER

DATE DRAWN:
3/26/04
JOB #S040311
F. B. #34

SCALE : 1"=30'
30' 15' 0 30'

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

60-04

1.4212 Acre Tract
Surveyed for Donald Miller

The following described 1.4212 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 7473 and 5281, being all the remains of a 1.4415 acre tract conveyed to Donald E. and Susan L. Miller by official record 148 page 668, and being more particularly described as follows:

Beginning at a PK nail found at the centerline intersection of State Route 38 (60 ft. right-of-way) with the centerline of First Street (80 ft. right-of-way), also being the southernmost corner of said 1.4415 acre tract;

Thence, with the centerline of said State Route 38, North 02° 22 minutes 37 seconds East a distance of 356.41 ft. to a railroad spike set in said centerline at the southwest corner of a 0.53 acre tract conveyed to Oscar and Lola N. Baisden by official record 121 page 2296;

Thence, with the south line of said 0.53 acre tract, South 87° 54 minutes 55 seconds East, passing a one half inch diameter iron pipe found at 30.99 ft., also passing a three quarter inch diameter iron pipe found at the southwest corner of a 0.1989 acre tract also conveyed to Oscar and Lola N. Baisden by official record 276 page 88 at 275.74 ft., a total distance of 347.39 ft. to a three quarter inch iron pipe found in the centerline of said First Street;

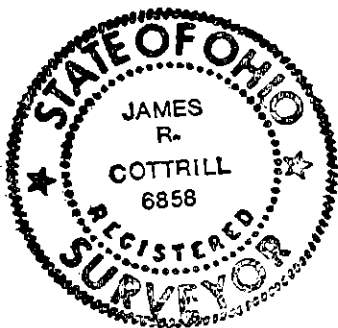
Thence, with said centerline, South 46° 30 minutes 00 seconds West a distance of 498.97 ft. returning to the point beginning containing 1.4212 acres more or less.

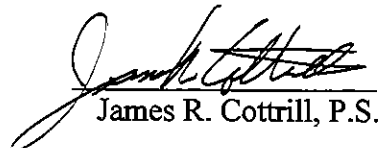
Bearings are based on the centerline of First Street (South 46° 30 minutes West) as described in official record 148 page 668.

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 26, 2004 by James R. Cottrill registration #6858. (Job #S040311)




James R. Cottrill, P.S.