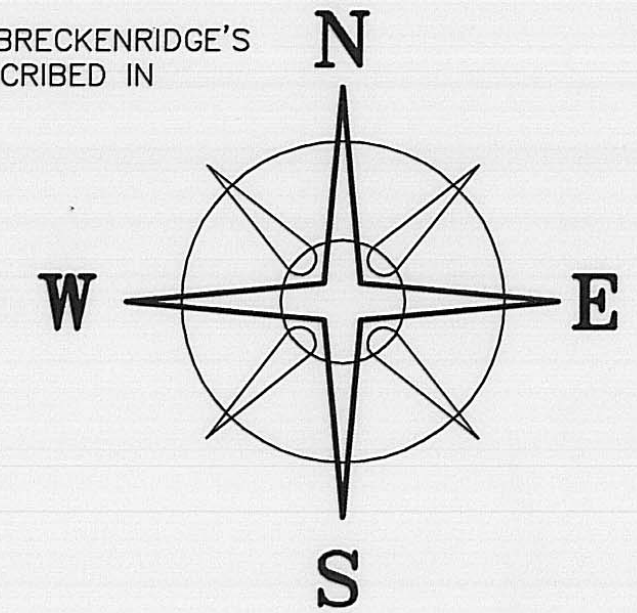


BEARINGS BASED ON THE NORTH LINE OF BRECKENRIDGE'S
5.009 ACRE TRACT (N 77°54'45"E) AS DESCRIBED IN
O.R. 62, P. 469.



EDWARD P. SIDNERS 1/2
AND
JANE E. SIDNERS 1/2
OFFICIAL RECORD 186 PAGE 2456
34.013 ACRES

(501)

THOMAS A. & KIMBERELY
BRECKENRIDGE
D.B. 290, P. 627
5.009 ACRES

(281)

DEED REFERENCE

DOUGLAS F. STEWART
DEED BOOK 285 PAGE 781
9.053 ACRES

(286)

N 77°28'33" E 669.04'

MACK D. & PATRICIA STONER
DEED BOOK 278 PAGE 12
10 ACRES

(197)

5.0001± ACRES

(286)

DONALD WAYNE & KRISTINA RUTH
MURPHY
OR 159, P. 578
58.204 ORIG. ACRES

LEGEND

- ☆ 10" WOOD FENCE POST FOUND
- 3/4" IRON PIPE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- 5/8" 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

DATE: 10/06/04

JAMES R. COTTRILL P.S.

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

**5.0001± ACRES, VMS 5280,
FAIRFIELD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR TOM BRECKENRIDGE.**

DATE DRAWN:
10/01/04
JOB #S040914
F. B. #35

SCALE : 1"=100'
100' 50' 0 100'

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

82-04

5.0001 Acre Tract
Surveyed for Thomas Breckenridge

The following described 5.0001 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5280, being part of a 9.053 acre tract conveyed to Douglas F. Stewart by deed book 285 page 781, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson-Kiousville Road (County Road 22)(45 ft. right-of-way) said spike is at the northwest corner of a 5.009 acre tract conveyed to Thomas A. and Kimberly Breckenridge by deed book 290 page 627, said spike is also corner of to a 34.013 acre tract conveyed to Edward P. Sidners ET AL by official record 186 page 2456;

Thence, with the line between said 5.009 and 34.013 acre tracts, North 77° 54 minutes 45 seconds East a distance of 982.31 ft. to a 3/4 inch diameter iron pipe found at the north east corner of said 5.009 acre tract also corner to said 9.053 acre tract, said iron pipe is **the true point beginning**;

Thence, with the line between said 9.053 and said 34.013 acre tracts the following 2 courses:

- 1) North 77° 54 minutes 45 seconds East a distance of 270.63 ft. to an iron pin and cap set
- 2) South 23° 59 minutes 21 seconds East a distance of 484.15 ft. to a 3/4 inch iron pipe found corner to a 58.204 original acre tract conveyed to Donald Wayne and Kristina Ruth Murphy by official record 159 page 578;

Thence, with the north line of said 58.204 acre tract, South 77° 28 minutes 33 seconds West, passing A 10 inch diameter wood fence post found at the North east corner of a 10 acre tract conveyed to Mack D. and Patricia Stoner by deed book 278 page 12 at 245.42 ft., a total distance of 629.91 ft. to an iron pin and cap set;

Thence, with the new line across said 9.053 acre tract, North 12° 01 minutes 13 seconds West a distance of 253.30 ft. to an iron pin and cap set in the south line of said Breckenridge's 5.009 acre tract;

Thence, with said 5.009 acre tract the following 2 courses:

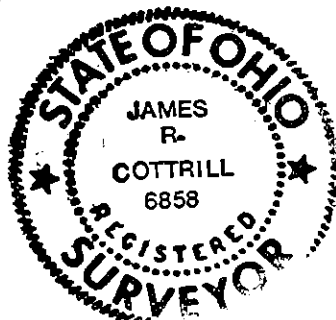
- 1) North 77° 57 minutes 15 seconds East a distance of 258.85 ft. to a 3/4" iron pipe found
- 2) North 12° 01 minutes 13 seconds West a distance of 225.44 ft. returning to the point beginning containing 5.0001 acres more or less

Bearings are based on the north line of Breckenridge's 5.009 acre tract (North 77° 54 minutes 45 seconds East) as described in deed book 290 page 627.

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 October 1, 2004 by James R. Cottrill registration #6858. (Job #S040914)




James R. Cottrill, P.S.