

See County Auditor's Parcel # 08-00086 carried as VMS 6000 but should be VMS 2985 Auditor shows 39.996 acres

Current title Vol.231 at Pg. 393 part of 141.32 acres conveyed to:

**DONALD M. BRADLEY**

DESCRIPTION OF 3.22376 acres of land split out of 16.6023 acres belonging to George A. Cazan and Ginger A. Cazan ( aka Giner A. Cazan ) see O.R. 0071 Pg. 0265, Jefferson Civil Township, Madison County, West Jefferson, Ohio 43162, being within VMS 2985 and is a portion of tax parcel # 08-00086.000, being bounded and more particularly described as follows:

Beginning with a found spike in the middle of Taylor Blair Road at the northerly corner of the herein cited 16.6023 acres which spike measures 1,181.907 feet southeasterly from the middle of Goodson Road;

Thence: With the frontage herewith and along the middle of Taylor Blair Road S 69 deg 41 min 03 sec E 409.175 feet to a spike;

Thence: Leaving the roadway ( 50 feet wide right of way ) passing a set rod at 32.483 feet, S 36 deg 50 min 59 sec W 392.764 feet to a set steel rod at the most southerly corner;

Thence: With the following four courses and distances along the rear of this 3.22376 acres split out parcel: ( 1 ) N 65 deg 20 min 55 sec W 64.128 feet; ( 2 ) N 58 deg 59 min 37 sec W 83.302 feet; ( 3 ) N 63 deg 38 min 01 sec W 81.969 feet; ( 4 ) then passing a set rod at 124.360 feet go N 60 deg 48 min 18 sec W 149.163 feet to a rod set at the west corner;

Thence: With the middle of a 150 feet wide Ohio Edison Power Company easement recorded D.B. 159 Pg. 671...the same being common with the northerly boundary of cited 16.6023 acre, go N 33 deg 42 min 37 sec E ( passing a pin at 307.937 Ft. ) a total distance of 333.635 feet to the point of beginning.

Containing within said bounds 3.22376 acres of land subject to said power company easement and subject to a strip 25 feet wide along the frontage extending onto this property from the middle of Taylor Blair Road which 25 feet is considered public right of way use.

Steel rods set at all corners cited, caps stamped R.I.Baker S-5539.

Bearings based on D.B. 283 Pg. 0303 and O.R. 0071 Pg. 0265 and by a prior deed recorded D.B. 137 at Pg. 419 Madison County deed records.

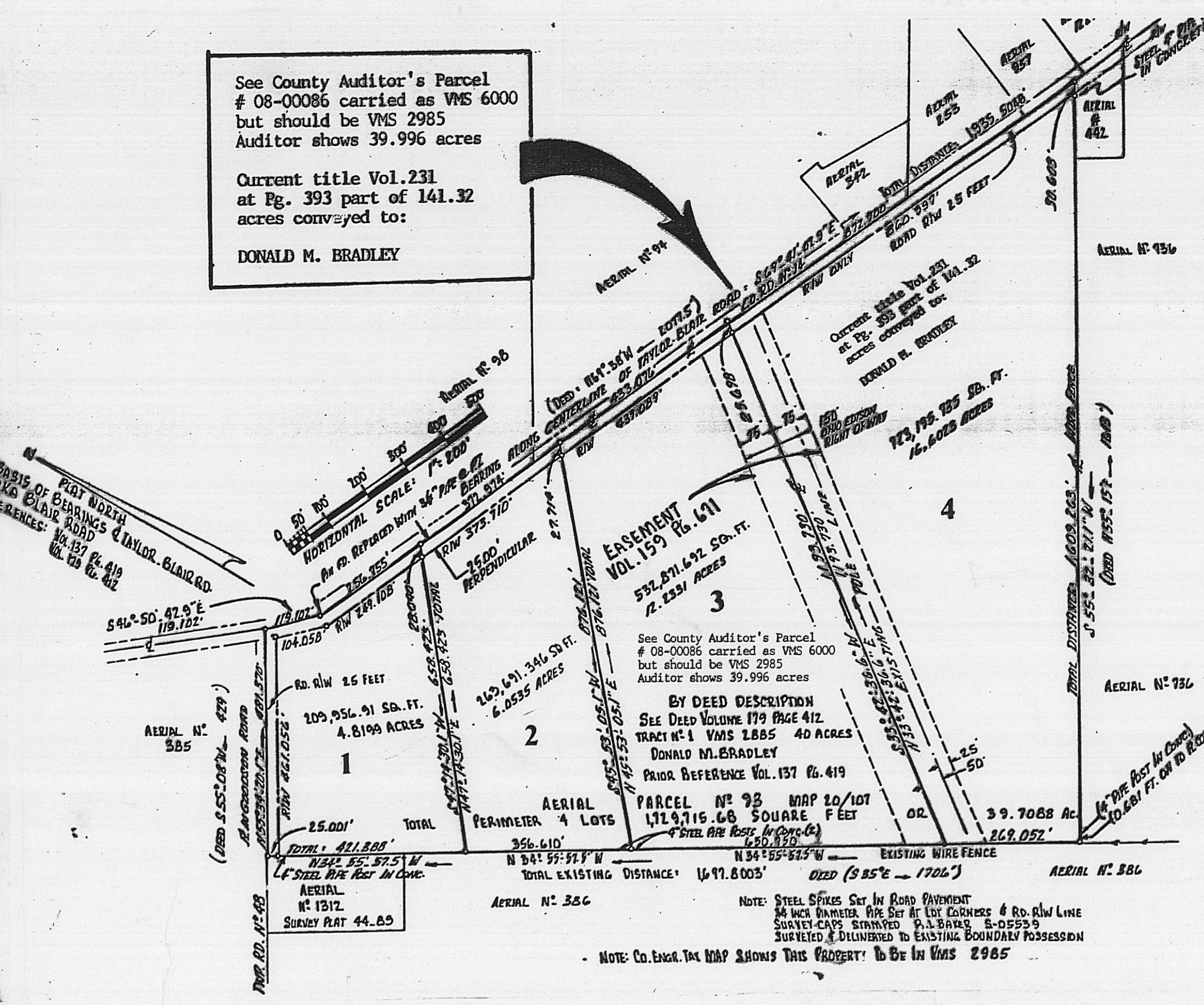
Surveyed in November, 2004 by Rodger I. Baker and Wm. Troy Barton.

Requested by: Mr. George A. Cazan

*Rodger I. Baker* January 02, 2005

Rodger I. Baker Ohio licensed P.S. & L.L.S.  
Registration number S-005539  
P.O.Box 315 West Jefferson, Ohio  
zip 43140 Phone: 614-879-6004

Subject to County Zoning and Subdivision Regulations.

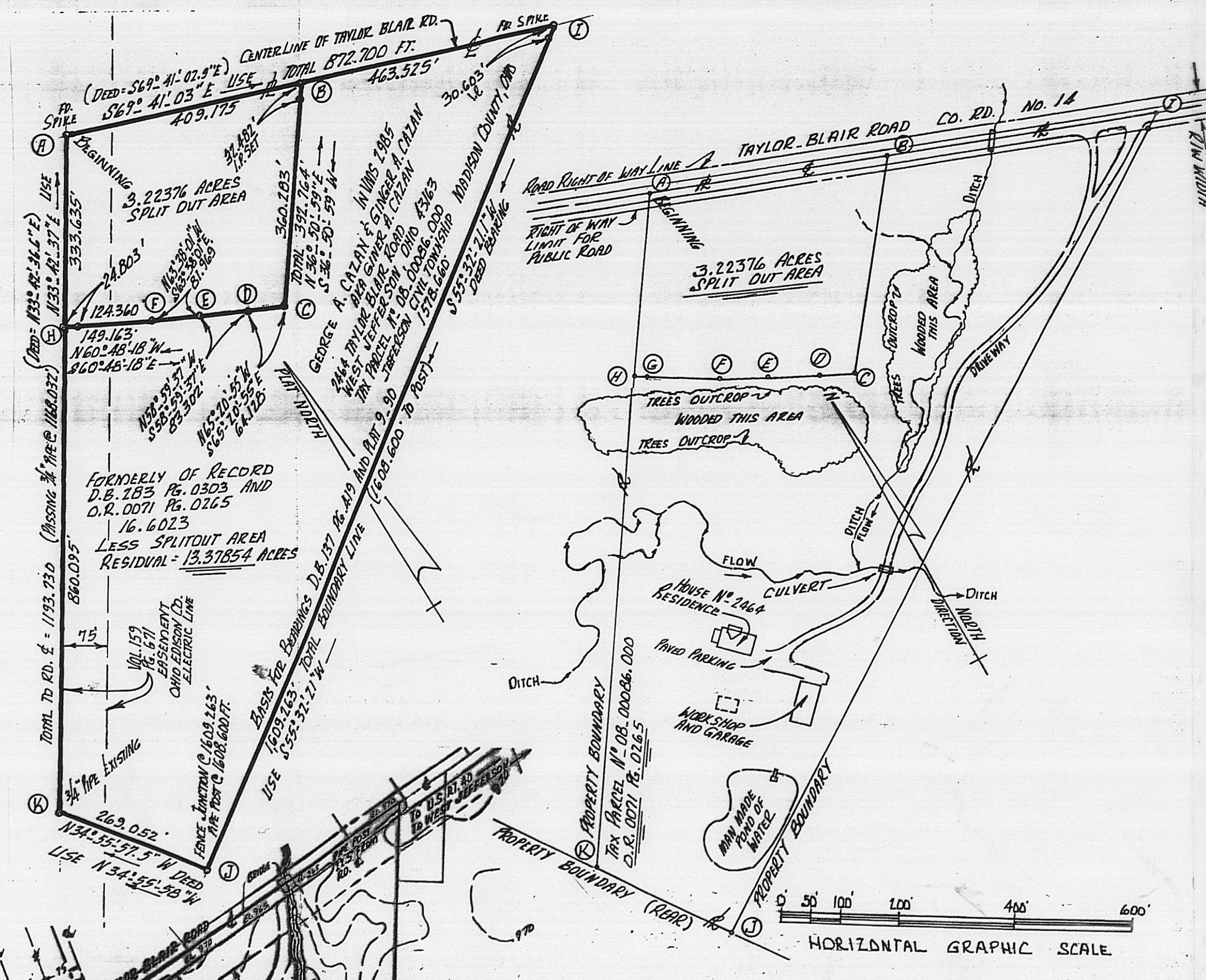


NOTE: STEEL SPIKES SET IN ROAD PAVEMENT 3/4 INCH DIAMETER PIPE SET AT LOT CORNERS & RD. R/W LINE SURVEY CAPS STAMPED R.I. BAKER S-005539 SURVEYED & DELIVERED TO EXISTING BOUNDARY POSSESSION

NOTE: CO. ENGR. MAP SHOWS THIS PROPERTY TO BE IN VMS 2985

Platting of the total 16.6023 acres acquired by George A. Cazan and Ginger A. Cazan ( aka Giner A. Cazan ) of record by Warranty Deed # 901069 recorded Deed Book 283 Page 301 and subsequently by Survivorship Warranty Deed of record in O.R. 0071 at Pg. 0265 and being within VMS 2985, Jefferson Civil Township, Madison County, Ohio being tax parcel number 08-00086.000, located at 2464 Taylor-Blair Road, West Jefferson, Ohio 43162. This platting also depicts a proposed "splitout" containing 3.22376 acres leaving a residue of 13.37854 acres...surveyed November Year 2004 by:

*Rodger I. Baker* Jan. 02, 2005  
Rodger I. Baker L.L.S. & P.S. # S-5539  
P.O.Box 315 West Jefferson, Ohio 43140



**FIELD SURVEY PLAT**

LEGEND AND SYMBOLS

- CL = CENTERLINE, PL = PROPERTY LINE
- R/W = RIGHT OF WAY LINE
- = TRAVERSE (SURVEYOR'S USE ONLY)
- - - = SHORTENED LINE (PLATTING)
- = PIPE, PIN, SPIKE OR REBAR
- ⊙ = AT, → = DIRECTION, # = AND





Being 3.22376 acres of land split out of 16.6023 acres belonging to George A. Cazan and Ginger A. Cazan (aka Giner A. Cazan) See O.R. 0071 Pg. 0265, Jefferson Civil Township, Madison County, West Jefferson Ohio 43162, being within VMS 2985 and is a portion of tax parcel # 08-00086.000, being bounded and more particularly described as follows:

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Thence: With the middle of a 150 feet wide Ohio Edison Power Company easement recorded D.B. 159, Pg. 671..the same being common with the northwesterly boundary of cited 16.6023 acre, go N. 33 deg. 42 min. 37 sec. E. (passing a pin at 25.698 feet) a total distance of 333.635 feet to the point of beginning.

Containing within said bounds 3.22376 acres of land subject to said power company easement and subject to a strip 25 feet wide along the frontage extending onto this property from the middle of Taylor Blair Road which 25 feet is considered public highway right of way use.

Steel rods set at all corners cited, caps stamped R.I. Baker S-5539.

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