

1.2755 Acre Tract
Surveyed for Steve Snyder

The following described 1.2755 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 12130, 12070, 12237, and 12245, and being part of 83.2645 acre tract conveyed to Elizabeth J. and Roger D. Snyder by deed book 241 page 22, and being more particularly described as follows:

Beginning a mag nail set the centerline of Thomas Road (60 ft. right-of-way, Township Road 121) said nail is at the northwest corner of a 1.7355 conveyed to Steven B. and Angela Snyder by deed book 293 page 66;

Thence, with the centerline of said Thomas Road, North 22° 30 minutes 00 seconds East a distance of 48.74 feet to a mag nail set;

Thence, across said 83.2645 acre tract the following 3 new courses:

- 1) South 68° 00 minutes 01 seconds East, passing an iron pin and cap set at 19.22 ft., a total distance of 439.87 ft. to an iron pin and cap set
- 2) South 21° 24 minutes 04 seconds West a distance of 226.42 ft. to an iron pin and cap set
- 3) North 85° 26 minutes 17 seconds West a distance of 184.60 ft. to a 3/4 in. iron pipe and yellow plastic caps stamped "WWB 7377" found at the southeast corner of said 1.7355 acre tract

Thence, with said 1.7355 acre tract the following 2 courses:

- 1) North 21° 07 minutes 00 seconds East a distance of 250.64 feet
- 2) North 71° 50 minutes 19 seconds West, passing a 3/4 inch diameter iron pipe found at 233.27 ft., a total distance of 263.27 ft. returning to the point beginning containing 1.2755 acres more or less.

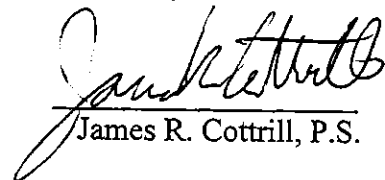
The hereinabove described 1.2755 acre tract is to become part of and contingent to said Snyder's 1.7355 acre tract.

Bearings are based on the centerline of Thomas Road (North 22° 30 minutes 00 seconds East) as described in the book 293 page 66.

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 January 5, 2005 by James R. Cottrill registration #6858. (Job #S050102)


James R. Cottrill, P.S.

