

O.R. \_\_\_\_\_, PG. \_\_\_\_\_  
68.997 ACRES

☐ BLOCK  
SHED

1.5001 ± ACRES

STATE ROUTE 323 (R/W VARIES)

           TAX MAP PARCEL NUMBER



DATE: 10/26/06

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

11-07

1.5001 Acre Tract  
Surveyed for David Jenkins

The following described 1.5001 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 3972, and being part of a 67.593 acre tract conveyed to Joyce H. and David J. Jenkins by official record 135, page 2328, and being more particularly described as follows:

Beginning at a concrete nail found in the centerline the State Route 323 (right-of-way width varies), said concrete nail is at the southeast corner of a 1.049 acre tract conveyed to Douglas L. Fulwider by official record 209 page 1001;

Thence, with the east line of said 1.049 acre tract, North 00° 57 minutes 13 seconds West, passing a 5/8 inch diameter rebar and yellow plastic caps stamped "Cottrill 6858" previously set at 41.40 ft. and 225.14 ft., a total distance of 265.75 ft. to an iron pin and cap set;

Thence, across said 67.593 acre tract the following 3 new courses:

- 1) South 87° 54 minutes 32 seconds East a distance of 303.66 ft. to an iron pin and cap set
- 2) South 27° 52 minutes 38 seconds West a distance a 158.32 ft. to an iron pin and cap set
- 3) South 02° 24 minutes 29 seconds West, passing an iron pin and cap set at 73.66 ft., a total distance a 123.08 ft. to a mag nail set in the centerline of said State Route 323

Thence, with the centerline of said State Route 323, the following 2 courses:

- 1) North 87° 54 minutes 32 seconds West a distance of 93.29 ft.
- 2) North 87° 47 minutes 35 seconds West a distance of 126.71 ft. returning to the point beginning containing 1.5001 acres more or less.

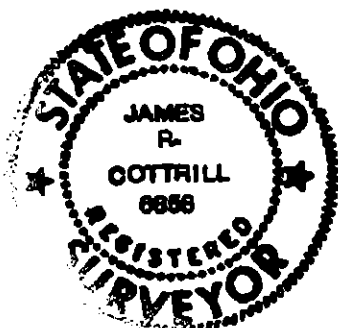
Bearings are based on the east line of Jenkins is 67.593 acre tract (South 10° 58 minutes East) as shown on Scioto Farm Units #10 and #11 recorded in town plat record volume 1 page 272.

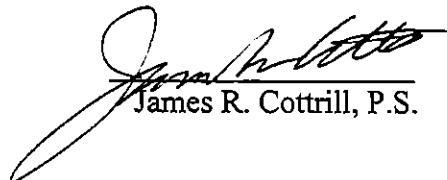
Subject to a 10 ft. maintenance easement along the east line of the hereinabove described 1.5001 acre tract, said easement extends from the North right-of-way line of State Route 323 to the north line of said 1.5001 acre tract and is tangent to and 10 ft. west of the east line of said 1.5001 acre tract and is more particularly shown on plat accompanying this legal description.

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 L.L.C. 6858."

This description is based on a field survey performed October 24, 2006 by James R. Cottrill registration #6858. (Job #S061007)



  
James R. Cottrill, P.S.