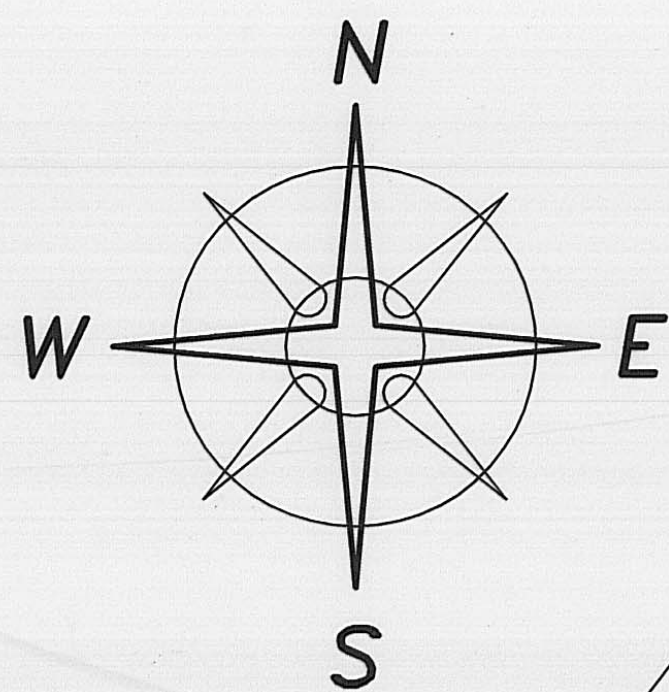


BEARINGS BASED ON THE C OF ST.RT. 62 (N37°04'E) AS SHOWN
ON ODOT R/W PLAN MADISON COUNTY S.H. 50 SEC. N SHEET 3/3.



STATE ROUTE 62 - COLUMBUS AVE. (60')

30' STREET

16.5' ALLEY

16.5' ALLEY

0.2095± ACRES

RAYMOND J. TIMMONS
OR 152 P 98
0.33 ACRES

KATHY RATCLIFF
O.R. 227, PG. 592
0.184 ACRES

DEED REFERENCE
RAYMOND J. TIMMONS
OR 152 P 98
0.21 ACRES

LEGEND

- △ 6"Ø CONCRETE R/W MON. (FOUND BROKEN)
- 1/2"Ø IRON PIPE (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 8/8/07

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

**0.2095± ACRES, VMS 12140,
PLEASANT TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR RAYMOND TIMMONS**

DATE DRAWN: 8/01/07	SCALE : 1"= 20' 20' 10' 0 20'	CREW: MW
JOB # S070712		DWN. BY: RC
F. B. # 40		CK. BY:

114-07

0.2095 Acre Tract
Surveyed for Raymond Timmons

The following described 0.2095 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12140, and being all of a 0.21 acre tract conveyed to Raymond J. Timmons by official record 152 page 98, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the east right-of-way line of State Route 62 (Columbus Avenue)(70 ft. right-of-way, east right-of-way line is 30 ft. from centerline) with the north line of a 16.5 ft. alley, said iron pin and cap is 30 ft. right of station 71+28.94;

Thence, with said east right-of-way line, North 37° 04 minutes 00 seconds East a distance of 79.92 ft. to a point at the southwest corner of a 0.184 acre tract conveyed to Cathy Ratcliff by official record to 27 page 592;

Thence, with the south line of said 0.184 acre tract, South 57° 26 minutes 56 seconds East, passing a ¾ inch diameter iron pipe found at 2.01 ft, a total distance of 131.25 ft. to an iron pin and cap previously set in the west line of a 16.5 ft. alley;

Thence, with the west line of said 16.5 ft. alley, South 37° 22 minutes 07 seconds West a distance of 59.81 ft. to an iron pin and cap set at the intersection of the west line of said 16.5 ft. alley with the north line of the first 16.5 ft. alley;

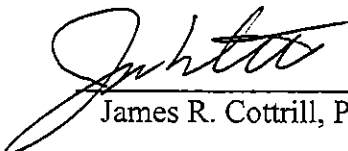
Thence, with the north line of said 16.5 ft. alley, North 66° 03 minutes 49 seconds West a distance of 134.04 ft. returning to the point beginning containing **0.2095 Acres** more or less.

Bearings are based on the centerline of State Route 62 (North 37° 04 minutes East) as shown on right-of-way plan, Madison County, S.H. 50 Sec. N, sheet 3/3.

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 August 2, 2007 by James R. Cottrill registration #6858. (Job #S070712)


James R. Cottrill, P.S.

