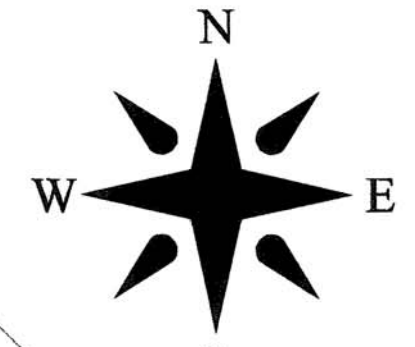


BEARINGS BASED ON THE SOUTHEASTERN LINE OF HARBAGE-SCAGGS' 9.1038 ACRE TRACT (N 54°52'41"E) AS DESCRIBED IN OR 211, P. 80.



**DEED REFERENCE**

**DALE A SIEBOLD & GALE BOWENS**  
**OR 74 P 1095**  
**124.6352 ACRES**  
 (141.25 ORIG. AC. FIRST TRACT)

BETH E. HARBAGE-SCAGGS  
 OR 211 P 80  
 9.1038 AC.

CHARLES T. HARBAGE, ET AL  
 OR 176 P 955  
 0.0562 AC.

EDWARD P. & PHYLLIS J. CALOMENI  
 OR 164, P. 219  
 3.154 AC.

GALE L. & WILLIAM O. BOWENS  
 OR 45 P 477  
 4.3438 AC

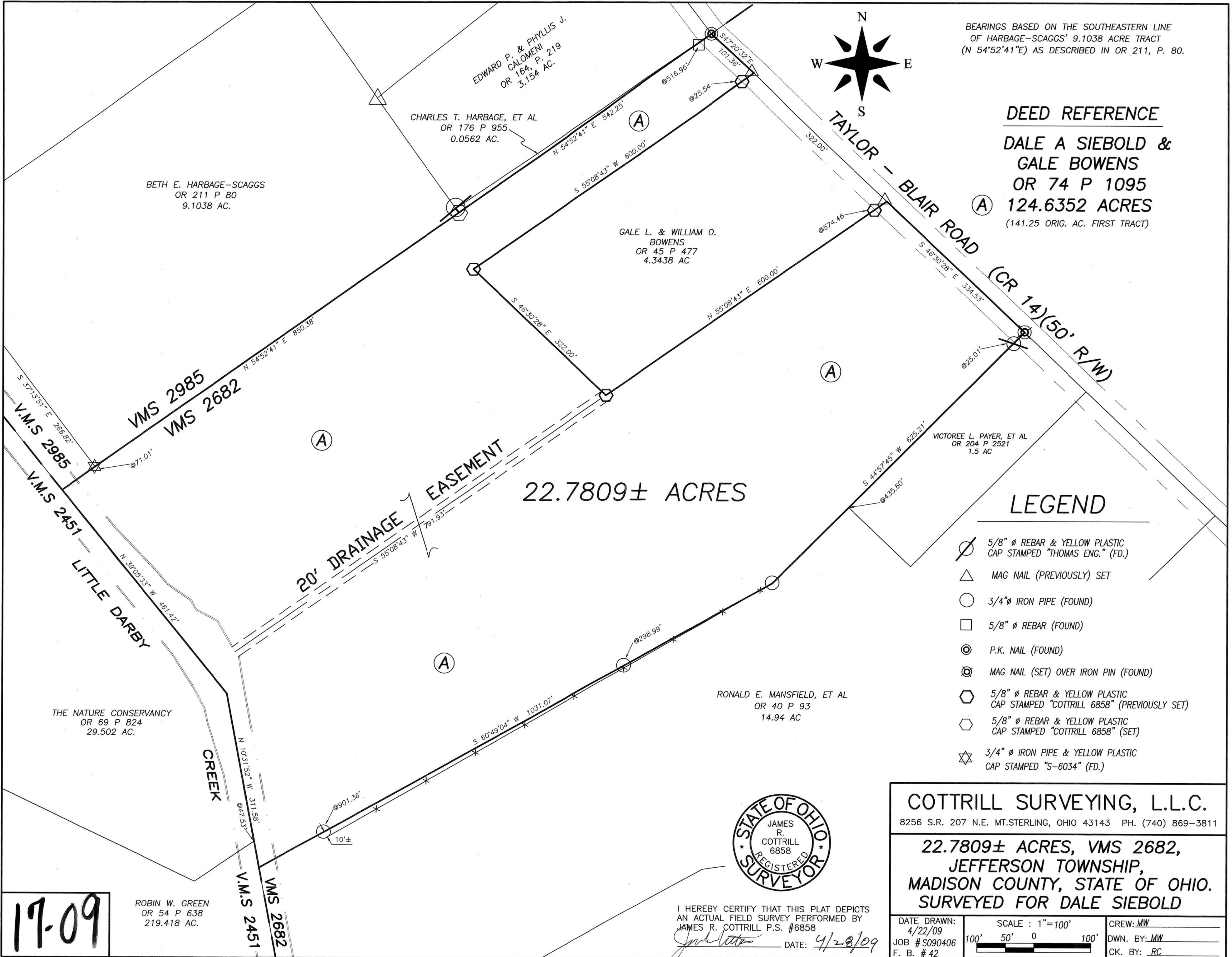
VICTOREE L. PAYER, ET AL  
 OR 204 P 2521  
 1.5 AC

RONALD E. MANSFIELD, ET AL  
 OR 40 P 93  
 14.94 AC

THE NATURE CONSERVANCY  
 OR 69 P 824  
 29.502 AC.

ROBIN W. GREEN  
 OR 54 P 638  
 219.418 AC.

17-09



**LEGEND**

- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG." (FD.)
- MAG NAIL (PREVIOUSLY) SET
- 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø REBAR (FOUND)
- P.K. NAIL (FOUND)
- MAG NAIL (SET) OVER IRON PIN (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "S-6034" (FD.)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
 DATE: 4/28/09

**COTTRILL SURVEYING, L.L.C.**  
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**22.7809± ACRES, VMS 2682, JEFFERSON TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR DALE SIEBOLD**

DATE DRAWN: 4/22/09	SCALE: 1"=100'	CREW: MW
JOB # S090406	100' 50' 0 100'	DWN. BY: MW
F. B. # 42		CK. BY: RC

22.7809 Acre Tract  
Surveyed for Dale Siebold

The following described 22.7809 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2682, being part of a 124.6352 acre tract (141.25 original acres, first tract) conveyed to Dale A. Siebold and Gale Bowens by Official Record 74 page 1095, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Taylor-Blair Road (County Road 14)(50 ft. right-of-way) said PK nail is corner to said 124.6352 acre tract and at the easternmost corner of a 0.0562 acre tract conveyed to Charles T. Harbage, Et al by Official Record 176 page 955, said PK nail is also at the southeast corner of a 3.154 acre tract conveyed to Edward P. and Phyllis J. Calomeni by Official Record 164 page 219;

Thence, with the centerline of said Taylor Blair Road, South 47° 20 minutes 32 seconds East a distance of 101.36 feet to a mag nail previously set at the northeast corner of a 4.3438 acre tract conveyed to Gale L. and William O. Bowens by Official Record 45 page 477;

Thence, with said 4.3438 acre tract the following 3 courses:

- 1) South 55° 08 minutes 43 seconds West, passing an iron pin and cap previously set at 25.54 ft., a total distance of 600.00 ft. to an iron pin and cap previously set
- 2) South 46° 30 minutes 28 seconds East a distance of 322.00 ft. to an iron pin and cap previously set
- 3) North 55° 08 minutes 43 seconds East, passing an iron pin and cap previously set at 574.46 ft., a total distance of 600.00 ft. to a mag nail set in the centerline of said Taylor-Blair Road

Thence, with the centerline of said Taylor-Blair Road, South 46° 30 minutes 28 seconds East a distance of 334.53 ft. to a mag nail set over an iron pin found at the northernmost corner of a 1.5 acre tract conveyed to Victoree L. Payer, Et al by Official Record 204 page 2521;

Thence, with the northwest line of said 1.5 acre tract, South 44° 57 minutes 45 seconds West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng." found at 25.01 ft., also passing a corner of a 14.94 acre tract conveyed to Ronald E. Mansfield, Et al by Official Record 40 page 93 at 435.60 ft., a total distance of 625.21 ft. to a 3/4 inch diameter iron pipe found;

Thence, continuing with the northwest line of said 14.94 acre tract, South 60° 49 minutes 04 seconds West, passing a 3/4 inch diameter iron pipes found at 298.99 ft. and 901.36 ft., a total distance of a 1031.07 ft. to a point in the centerline of Little Darby Creek (line between VMS 2682 and 2451) and in the east line of a 219.418 acre tract conveyed to Robin W. Greene by Official Record 54 page 638;

Thence, with the centerline of said Little Darby Creek, the following two courses:

- 1) North 10 degrees 31 minutes 52 seconds West, passing the southeast corner of a 29.502 acre tract conveyed to The Nature Conservancy by Official Record 69 page 824 at 47.53 ft., a total distance a 311.58 feet
- 2) North 39° 05 minutes 33 seconds West a distance of 461.42 ft.

Thence, leaving said Little Darby Creek and with said 29.502 acre tract, North 54° 52 minutes 41 seconds East, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "S-6034" found at the southwest corner of a 9.1038 acre tract conveyed to Beth E. Harbage-Skaggs by Official Record 211 page 80 at 71.01 ft., and continuing along the southeast line of said 9.1038 acre tract a total distance of 850.38 ft. to an iron pin and cap previously set at the southwest corner of said Calomeni's 0.0562 acre tract;

Thence, with the southeast line of said 0.0562 acre tract, North 54° 52 minutes 41 seconds East, passing a 5/8 inch diameter rebar found at 516.96 ft., a total distance of 542.25 ft. returning to the point beginning containing 22.7809 Acres more or less.

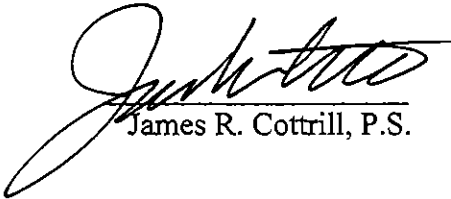
Bearings are based on the southeast line of said Harbage-Scaggs' 9.1038 acre tract (North 54° 52 minutes 41 seconds East) as described in Official Record 211 page 80.

Subject to a 20 ft. drainage easement as 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 April 27, 2009 by James R. Cottrill registration #6858. (Job #S090406)

  
James R. Cottrill, P.S.

