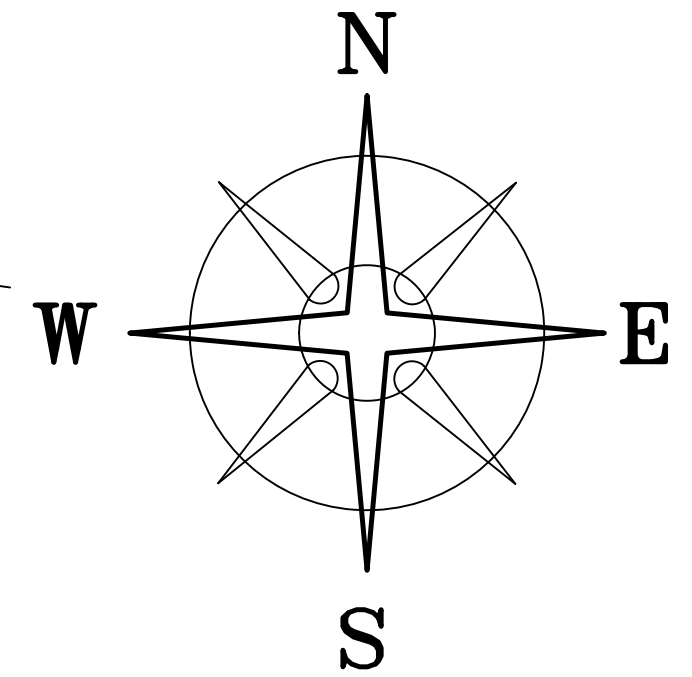
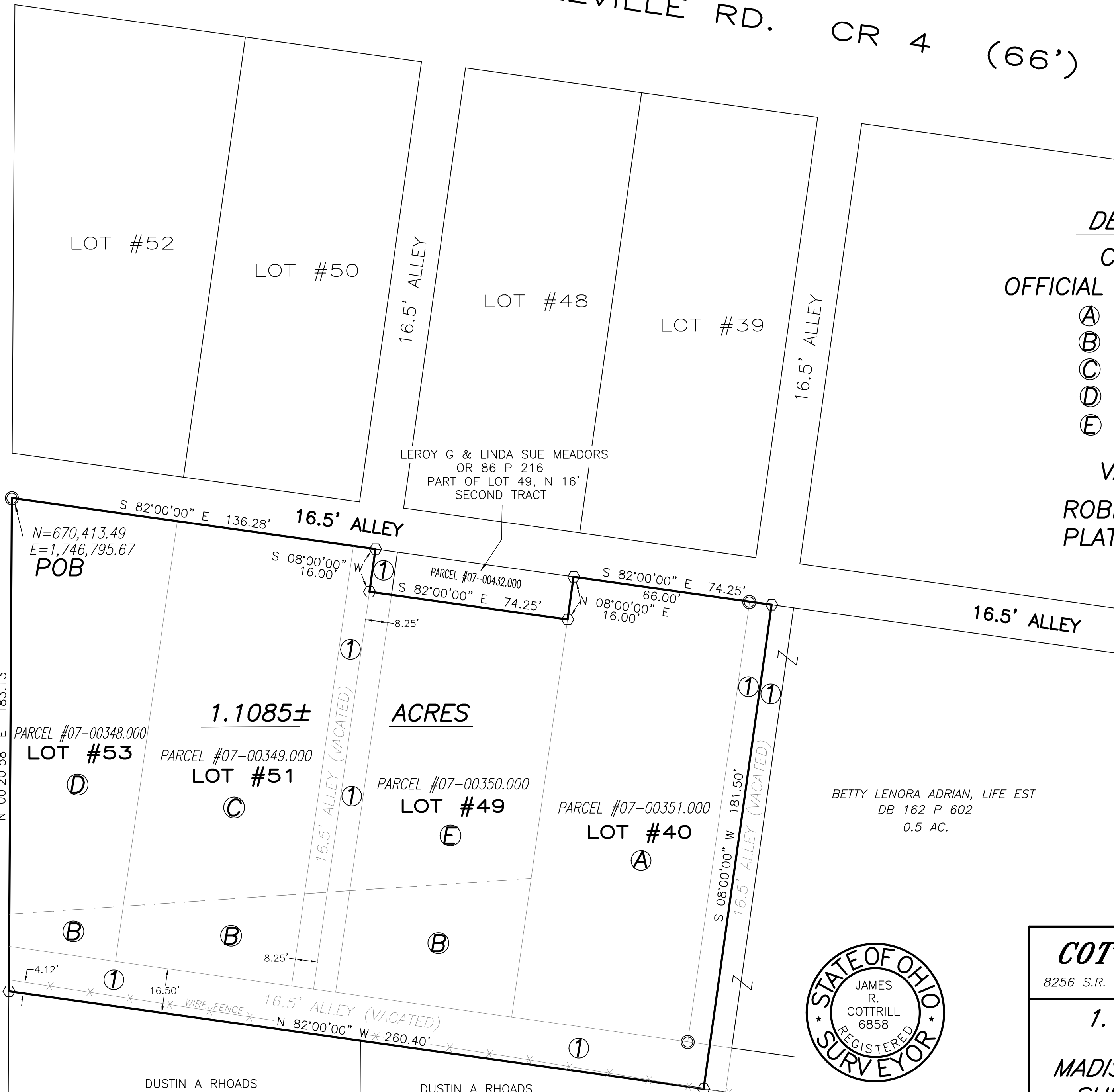


BEARINGS BASED ON THE SOUTH LINE OF BIG PLAIN-CIRCLEVILLE ROAD (SOUTH 82° EAST) AS DESCRIBED IN PLAT BOOK 1 PAGE 41.



BIG PLAIN - CIRCLEVILLE RD. CR 4 (66')

WEST JEFFERSON - KIOUSVILLE RD. (45') (CR 22)



**DEED REFERENCE**  
**CHRISTIE CRAIN**  
**OFFICIAL RECORD 244 PAGE 268**  
 (A) FIRST TRACT LOT #40  
 (B) SECOND TRACT  
 (C) THIRD TRACT  
 (D) FOURTH TRACT  
 (E) FIFTH TRACT  
**VACATED ALLEY**  
**ROBERT THOMAS ADDITION**  
**PLAT BOOK 1 PG. 41**

**NOTES**  
 ① ALLEY VACATED BY COMMISSIONERS JOURNAL #41 PAGE 63, YEAR 1982

**LEGEND**  
 ○ 1/2" IRON PIPE (FOUND)  
 ● RAIL ROAD SPIKE  
 ○ P K NAIL  
 ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)  
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



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

**1.1085± ACRES, VMS 5433, FAIRFIELD TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR BRUCE CRAIN**

DATE DRAWN: 11/18/13	SCALE : 1" = 30' 30' 15' 0 30'	CREW: MW
JOB # S131103		DWN. BY: MW, RC
		CK. BY: RC

DUSTIN A RHOADS  
 O.R. 190 PG. 1402  
 0.81 ACRES  
 TRACT 2

DUSTIN A RHOADS  
 O.R. 190 PG. 1402  
 20 ACRES  
 TRACT 1

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

DATE: \_\_\_\_\_

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **1.1085 Acre Tract** *Surveyed for Christie Crain*

The following described 1.1085 acre tract is situated in the state of Ohio, Madison County, Fairfield Township, VMS 5433, and being all of lots 40 (07-00351 .000), 51(07-00349 .000), and 53(07-00348 .000), and part of Lot 49 (07-00350 .000) and the vacated alleys (described in the Commissioners Journal #41 page 63 in 1982) of the Robert Thomas Addition as recorded in Plat Book 1 page 41, all of the above tracts are conveyed to Christy Crain by Official Record 244 page 268 and described in the First, Second, Third, Fourth, and Fifth Tracts, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the east line of the West Jefferson – Kiousville Road (County Road 22)(45 feet right-of-way) at the northwest corner of said lot 53 also being the southwest corner of a 16.5 feet Alley;

Thence, with the south line of said 16.5 feet alley, **South 82° 00' 00" East** a distance of **136.28 feet** to an iron pin and cap set at the northwest corner of that portion of said vacated alley contiguous with the north 16 feet of said lot 49 conveyed to Leroy G and Linda Sue Meadors by Official Record 86 page 216;

Thence, with said Meadors' lot the following three courses:

- 1) **South 08° 00' 00" West** a distance of **16.00 feet** to an iron pin and cap set
- 2) **South 82° 00' 00" East** a distance of **74.25 feet** to an iron pin and cap set
- 3) **North 08° 00' 00" East** a distance of **16.00 feet** to an iron pin and cap set in the south line of said 16.5 foot alley and the northwest corner of said lot 40;

Thence, with the south line of said 16.5 feet alley, **South 82° 00' 00" East**, passing a 1/2 inch diameter iron pipe found at the northeast corner of said lot 40 at 66.00 feet, a total distance of **74.25 feet** to an iron pin and cap set at the northwest corner of the east 1/2 of said 16.5 foot vacated alley conveyed to Betty Lenora Adrian by Deed Book 162 page 602;

Thence, with the west line of said east ½ of said 16.5 feet vacated alley, **South 08° 00' 00" West** a distance of **181.50 feet** to an iron pin and cap set in the south line of said 16.5 feet vacated alley and the north line of a 20 acre tract conveyed to Dustin A Rhodes by Official Record 190 page 1402;

Thence, with the north line of said 20 acre tract, **North 82° 00' 00" West** a distance of **260.40 feet** to an iron pin and cap set at the northwest corner of said a 0.81 acre tract also conveyed to Dustin A Rhodes by Official Record 190 page 1402, said iron pin and cap is also in the east line of said West Jefferson – Kiousville Road;

Thence, with the east line of said West Jefferson – Kiousville Road, **North 00° 20' 58" East** a distance of **183.13 feet** returning to the point of beginning containing **1.1085 Acres** more or less.

Bearings are based on the south line of Big Plain – Circleville Road (South 82 ° East) as described in Plat Book 1 page 41.

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 November 20, 2013 by James R. Cottrill registration #6858. (Job #S131103-1-1085AC)

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James R. Cottrill, PS