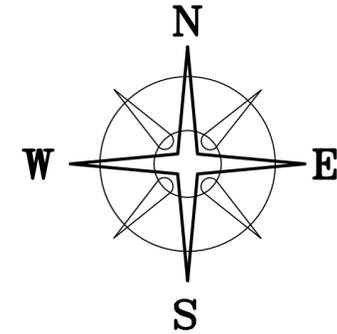


MEADOW LANE (50' WIDE)

TAYLOR BLAIR RD. (C.R. 14) (50' R/W)

HAYMARKET STREET (50' WIDE)

BEARINGS BASED ON THE WEST LINE OF SCENIC HILL SUBDIVISION (N 2°30'E) AS SHOWN ON PLAT P.B. 2, PG. 53.



DEED REFERENCE

ROGER & JUDITH BRANHAM
OR 249 P 2580
(A) LOT 22 08-00172.000
ROGER & JUDITH BRANHAM
OR P
(B) 0.0281 ACRES 08-00173.000
SCENIC HILL SUBDIVISION
P.B.2 PG. 53
229-S

LEGEND

- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ACKISON SURVEYING" (FOUND)
- 1/2" Ø IRON PIPE (FOUND)
- 1/2" Ø IRON PIN (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⬡ 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.

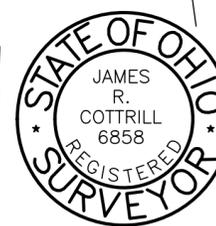
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

0.6471± ACRES, VMS 1410,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROGER BRANHAM.

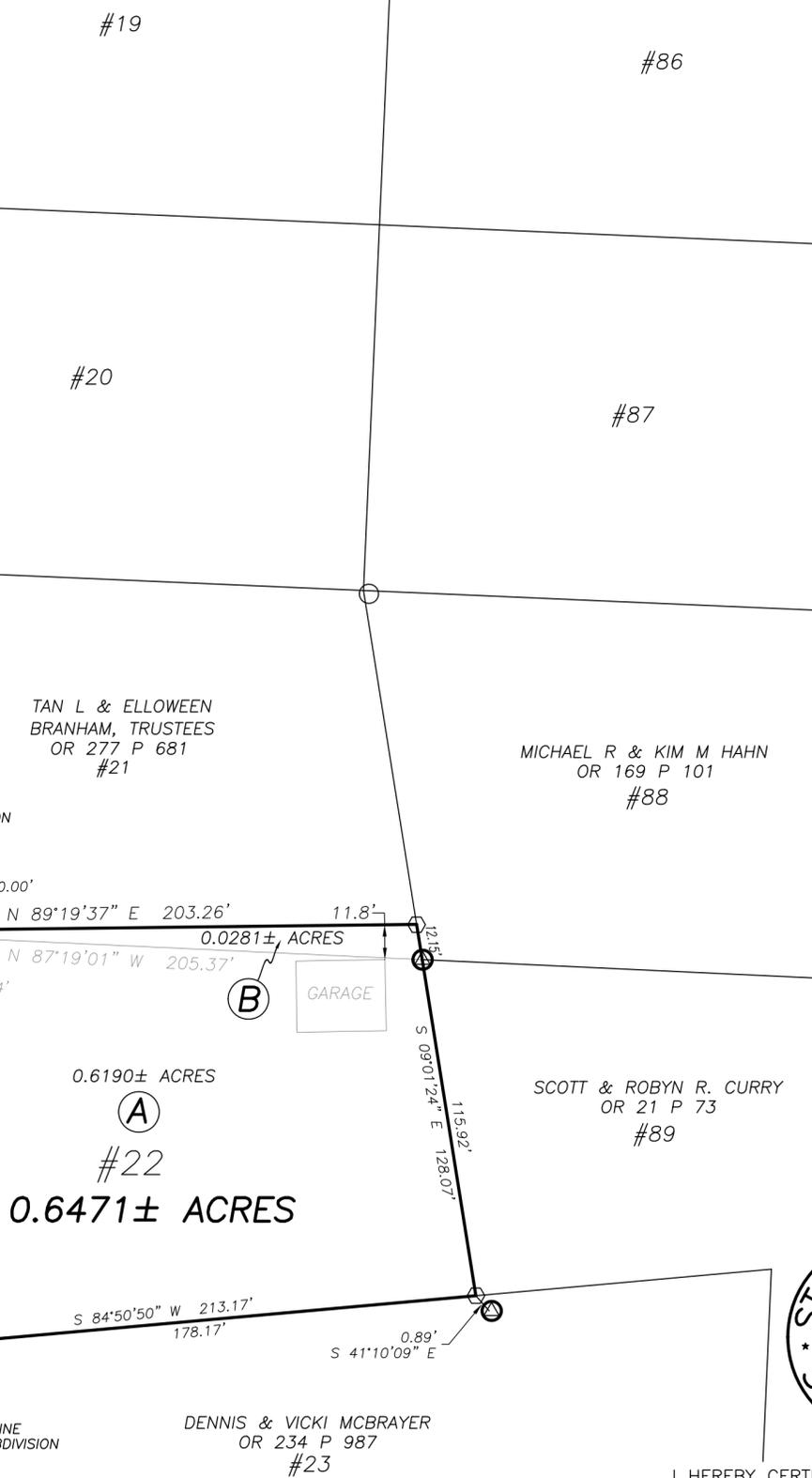
DATE DRAWN:
12/01/14
JOB # S141108
F. B. #

SCALE : 1" = 40'
40' 20' 0 40'

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 12/03/14



N=711142.45
E=1745895.11
POB

FORRESTWOOD AVE.

TAYLOR BLAIR RD. (C.R. 14) (50' R/W)

Cottrill Surveying, LLC

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

0.6471 Acre Tract *Surveyed for Roger Branham*

The following described 0.6471 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 1410, and being all of Lot 22 of Scenic Hill Subdivision as recorded in Plat Book 2 page 53 and conveyed to Roger and Judith Branham by Official Record 249 page 2580 (08-00172.000) and also all of a 0.0281 acre tract conveyed to Roger and Judith Branham by Official Record _____ page _____ (split from 08-00173.000), and being more particularly described as follows:

Beginning at a mag nail set at the west corner common to Lots 21 and 22 of said Scenic Hill Subdivision (Lot 21 conveyed to Tan L and Elloween Branham, Trustees by Official Record 277 page 681), said mag nail is in Taylor Blair Road (County Road 14) (50 feet right-of-way) and bears South 04° 24' 00" East a distance of 167.00 feet and South 02° 30' 00" West a distance of 233.00 feet from the centerline intersection of said Taylor Blair Road with Meadow Lane (50 feet wide);

Thence, with the north line of said 0.0281 acre tract, **North 89° 19' 37" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **203.26 feet** to an iron pin and cap set in the west line of Lot 88 of said subdivision conveyed to Michael R and Kim M Hahn by Official Record 169 page 101;

Thence, with the line between Lots 21, 22, 88 and 89 of said subdivision, **South 09° 01' 24" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Ackison Surveying" found at the common corner to Lots 21, 88, 89, and 22 of said subdivision at 12.15 feet, a total distance of **128.07 feet** to an iron pin and cap set at the southern corner common to said lots 22 and 89 and in the north line of lot 23 of said subdivision conveyed to Dennis and Vicki McBrayer by Official Record 234 page 987, from said iron pin and cap a 5/8 inch diameter rebar and yellow plastic cap stamped "Ackison Surveying" found bears South 41° 10' 09" East a distance of 0.89 feet;

Thence, with the line between said Lots 22 and 23, **South 84° 50' 50" West**, passing a 1/2 inch diameter iron pipe found at 178.17 feet, a total distance of **213.17 feet** to the west corner common to Lots 22 & 23;

Thence, with the west line of said Lot 22, **North 04° 24' 00" West** a distance of **143.67 feet** returning to the point of beginning containing **0.6471 Acres** more or less of which 0.6190 acres more or less is all of said Lot 22 and 0.0281 acres more or less is all of said 0.0281 acre tract.

Bearings are based on the west line of Scenic Hill Subdivision (North 2° 30' East) as shown on Plat recorded in Plat Book 2 page 53.

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 December 3, 2014 by James R. Cottrill registration #6858. (Job #S141108-0-6471AC)

James R. Cottrill, PS