

BEARINGS BASED ON THE C OF S.R. 38 (N 2°30'E)
AS DESCRIBED IN D.B. 222 PG. 46.



CARL E. & JUMIMA OILER
D.B. 147 PG. 222
20.89 AC.

GERALDINE LEACH
D.B. 269 PG. 677
167.4410 AC.

VMS 7473
VMS 5281

John Purdum
EDWIN GLASS
D.B. 226 PG. 188
2.0008 ACRES
(BY THIS SURVEY)

John Purdum
6.2099 ACRES
LOT 1

John Purdum
6.2099 ACRES
LOT 2

Curtis Purdum
6.2099 ACRES
LOT 3

EDWIN GLASS
D.B. 222 PG. 46
23.99 ACRES

STATE ROUTE 38
(60' R/W)

CAROL SANFORD
D.B. 195 PG. 81
67.09 AC.

EDWIN GLASS
D.B. 222 PG. 46
5.0 AC.

CAROL SANFORD
D.B. 195 PG. 81
14.3 AC.

LEGEND

- RAILROAD SPIKE
- 3/4" DIA. IRON PIPE (FD.)
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT
DEPICTS AN ACTUAL FIELD SURVEY
PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 8-5-91

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF
2.0008, 6.2099, 6.2099, & 6.2099 ACRES,
VMS 5281 & 7473, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.

DATE: 8-5-91

SCALE: 1"=100'

100' 50' 0 100'

76-93

Situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 5281 and 7473, and being part of a 23.99 acre tract conveyed to Edwin Glass by Deed Book 222, Page 46 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of State Route 38 (60 foot right-of-way) said spike bears South 2 deg. 30 min. 00 sec. West a distance of 122.53 feet from a railroad spike found at the Southeast corner of 2.0008 acre tract conveyed to Edwin Glass by Deed Book 226, Page 188;

Thence, with the following three new lines across said 23.99 acre tract:

- 1) South 78 deg. 35 min. 36 sec. West passing an iron pin and cap set at 30.25 feet a total distance of 645.07 feet to an iron pin and cap set;
- 2) North 2 deg. 30 min. 00 sec. East a distance of 97.33 feet to an iron pin and cap set
- 3) South 69 deg. 18 min. 46 sec. West a distance of 1034.15 feet to an iron pin and cap set in the northeast line of 67.09 acre tract conveyed to Carol Sanford by Deed Book 195, Page 81;

Thence, with the Northeast line of said 67.09 acre tract South 28 deg. 50 min. 38 sec. East a distance of 253.53 feet to an iron pin and cap set

Thence, with the following three new lines across said 23.99 acre tract:

- 1) North 69 deg. 18 min. 46 sec. East a distance of 862.44 feet to an iron pin and cap set
- 2) North 2 deg. 30 min. 00 sec. East a distance of 128.87 feet to an iron pin and cap set
- 3) North 78 deg. 35 min. 36 sec. East passing an iron pin and cap set at 641.57 feet a total distance of 671.82 feet to a railroad spike set in the centerline of State Route 38;

Thence, with the centerline of State Route 38 North 2 deg. 30 min. 00 sec. East a distance of 51.51 feet to the point of beginning containing 6.2099 acres more or less.

Bearings are based on the centerline of State Route 38 (North 2 deg. 30 min. East) as described in Deed Book 222, Page 46.

All as shown on the plat attached and made a part hereof.

Subject to and with the benefit of a 20 foot drainage easement, said drainage easement is 10 foot on both sides of the following described baseline:

Beginning at a point in the Southeast line of Lot 3 as shown on the attached plat said point bears North 69 deg. 10 min. 53 sec. East a distance of 85.78 feet from an iron pin and cap set at the Southern most corner of said Lot 3;

Thence, with the following three lines across said 23.99 acre tract:

- 1) North 41 deg. 20 min. 32 sec. West a distance of 290.61 feet
- 2) North 28 deg. 24 min. 24 sec. West passing the line between Lot 2 and Lot 3 at 7.45 feet a total distance of 108.32 feet
- 3) North 26 deg. 02 min. 51 sec. East a distance of 220.33 feet to a point in the line between Lot 1 and Lot 2 said point bears North 69 deg. 18 min. 46 sec. East a distance of 205.19 feet from an iron pin and cap set at the Western most corner common to said Lot 1 and Lot 2

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.

Situated in the County of Madison in the State
of Ohio and in the Township of Monroe and bounded and described as
follows:

V.M.S. 5281 and 7473 and being part of 23.99 acre tract conveyed to Edwin Glass by Deed Book 222, Page 46 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of State Route 38 (60 foot right-of-way) said railroad spike bears South 2 deg. 30 min. 00 sec. West a distance of 174.04 feet;

Thence, with the centerline of State Route 38, South 2 deg. 30 min. 00 sec. West a distance of 51.51 feet to a railroad spike set;

Thence, with the following two lines across said 23.99 acre tract;

1) South 78 deg. 35 min. 36 sec. West passing an iron pin and cap set at 30.25 feet a total distance of 620.31 feet to an iron pin and cap set

2) South 2 deg. 30 min. 00 sec. West a distance of 370.50 feet to an iron pin and cap set in the Northwest line of 5.0 acre tract also conveyed to Edwin Glass by Deed Book 222, Page 46;

Thence, with the Northwest line of said 5.0 acre tract and the Northwest line of 14.3 acre tract conveyed to Carol Sanford by Deed Book 195, Page 81 South 69 deg. 10 min. 53 sec. West Passing the Northwest corner common to said 5.0 acre tract and 14.3 acre tract at 365.76 feet a total distance of 757.80 feet to an iron pin and cap set at the Northwest corner of said 14.3 acre tract and the Northeast line of 67.09 acre tract conveyed to Carol Sanford by Deed Book 195, Page 81;

Thence, with the Northeast line of 67.09 acre tract North 28 deg. 50 min. 38 sec. West a distance of 282.36 feet to an iron pin and cap set in said Northeast line;

Thence, with the following three new lines across said 23.99 acre tract;

1) North 69 deg. 18 min. 46 sec. East a distance of 862.44 feet to an iron pin and cap set

2) North 2 deg. 30 min. 00 sec. East a distance of 128.87 feet to an iron pin and cap set

3) North 78 deg. 35 min. 36 sec. East passing an iron pin and cap set at 641.57 feet a total distance of 671.82 feet to the point of beginning containing 6.2099 acres more or less.

Bearings are based on the centerline of State Route 38 (North 2 deg. 30 min. East) as described in Deed Book 222, Page 46.

Subject to and with the benefit of a 20 foot drainage easement, said drainage easement is 10 foot of both sides of the following described baseline;

Beginning at a point in the Southeast line of Lot 3 as shown on the attached plat said point bears North 69 deg. 10 min. 53 sec. East a distance of 85.78 feet from an iron pin and cap set at the Southern most corner of said Lot 3;

Thence, with the following three lines across said 23.99 acre tract:

1) North 41 deg. 20 min. 32 sec. West a distance of 290.61 feet

2) North 28 deg. 24 min. 24 sec. West passing the line between Lot 2 and 3 at 7.45 feet a total distance of 108.32 feet

3) North 26 deg. 02 min. 51 sec. East a distance of 220.33 feet to a point in the line between Lot 1 and Lot 2 said point bears North 69 deg. 18 min. 46 sec. East a distance of 205.19 feet from an iron pin and cap set at the Western most corner common to said Lot 1 and Lot 2

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 at 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858."

This description is based on a field survey performed August 5, 1991 by James R. Cottrill registration #6858.

From the Northeast corner of commonly known Glass property and same being the Southeast corner to Carl E. Oiler's 20.89 acres, said point being a steel pin in the centerline of State Route #38 right-of-way 1358.65 feet northerly from the junction of Rt. #38 and First Street in the Village of Sanford, Monroe Twp., Madison County, Ohio; thence with the centerline S. 02 deg. 30 min. W. 250.00 feet; thence parallel to Oiler's line and 229.84 feet from said line S. 69 deg. 20 min. W. 330.77 feet to a pipe; thence at a right angle N. 20 deg. 40 min. W. 229.84 feet to a pipe set in the line fence between Glass and Oiler; thence with said fence and boundary line N. 69 deg. 20 min. E. 429.12 feet to the point of beginning.

This tract is found to contain 2.000 acres of land, 1.962 ac. out of 25.98 ac. in V.M.S. 5281 and 0.038 ac. out of 0.42 in V.M.S. 7473 situated just North of the Village of Sanford (Plumwood), London, RFD, Ohio.
Surveyed January 1971, by Rodger Irwin Baker, Ohio Registered Surveyor No. 85539.

The same being subject to all easements, legal highways, to zoning and to all conditions and restrictions of record.