

LEGEND

- - CAPPED IRON PIN FOUND
Labeled "R.L.S. #4706"
- - IRON RE-BAR FOUND
- ⊙ - IRON PIN SET
- △ - P.K. NAIL SET
- ☆ - POINT
- ▲ - WOOD POST FOUND
- (T) - TOTAL DIMENSION
- X - FENCE LINE

BEARINGS OF THIS PLAT ARE BASED ON THE CENTERLINE OF YANKEETOWN-CHENOWETH ROAD AS BEING N 13° 30' 24" W, AND ARE USED TO DENOTE ANGLES ONLY.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 12/27/99 *Dennis P. Hagan*

DENNIS P. HAGAN, P.E., P.S.
OHIO REGISTERED SURVEYOR #6917



PREPARED FOR:

LEE CONNER "HEARTLAND HOME FINANCE"

RE: SHERYL SWIGERT
YANKEETOWN-CHENOWETH ROAD

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED:

"DENNIS P. HAGAN #6917"

INVOICE NO: 9912133

FILE NO: 991769MA

PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF RANGE, BEING PART OF MILITARY SURVEYS #4564 AND #5456, (etc.).

"TRACT A"
BEING A SURVEY OF A PORTION OF A 3.048 ACRE PARCEL CONVEYED TO SHERYL SWIGERT AS RECORDED IN OFFICIAL RECORD 16 PAGE 603, AND BEING FOUND IN THE OFFICE OF THE RECORDER, MADISON COUNTY, OHIO.

"TRACT B"
BEING A SURVEY OF A PORTION OF A 3.048 ACRE PARCEL CONVEYED TO SHERYL SWIGERT AS RECORDED IN OFFICIAL RECORD 16 PAGE 603, AND OF A 0.313 ACRE PARCEL CONVEYED TO SHERYL SWIGERT AS RECORDED IN OFFICIAL RECORD 104 PAGE 13, AND BEING FOUND IN THE OFFICE OF THE RECORDER, MADISON COUNTY, OHIO.

"TRACT C"
BEING A SURVEY OF A PORTION OF A PARCEL CONVEYED TO SHERYL SWIGERT AS RECORDED IN OFFICIAL RECORD 104 PAGE 13, AND BEING FOUND IN THE OFFICE OF THE RECORDER, MADISON COUNTY, OHIO.

PREPARED BY:

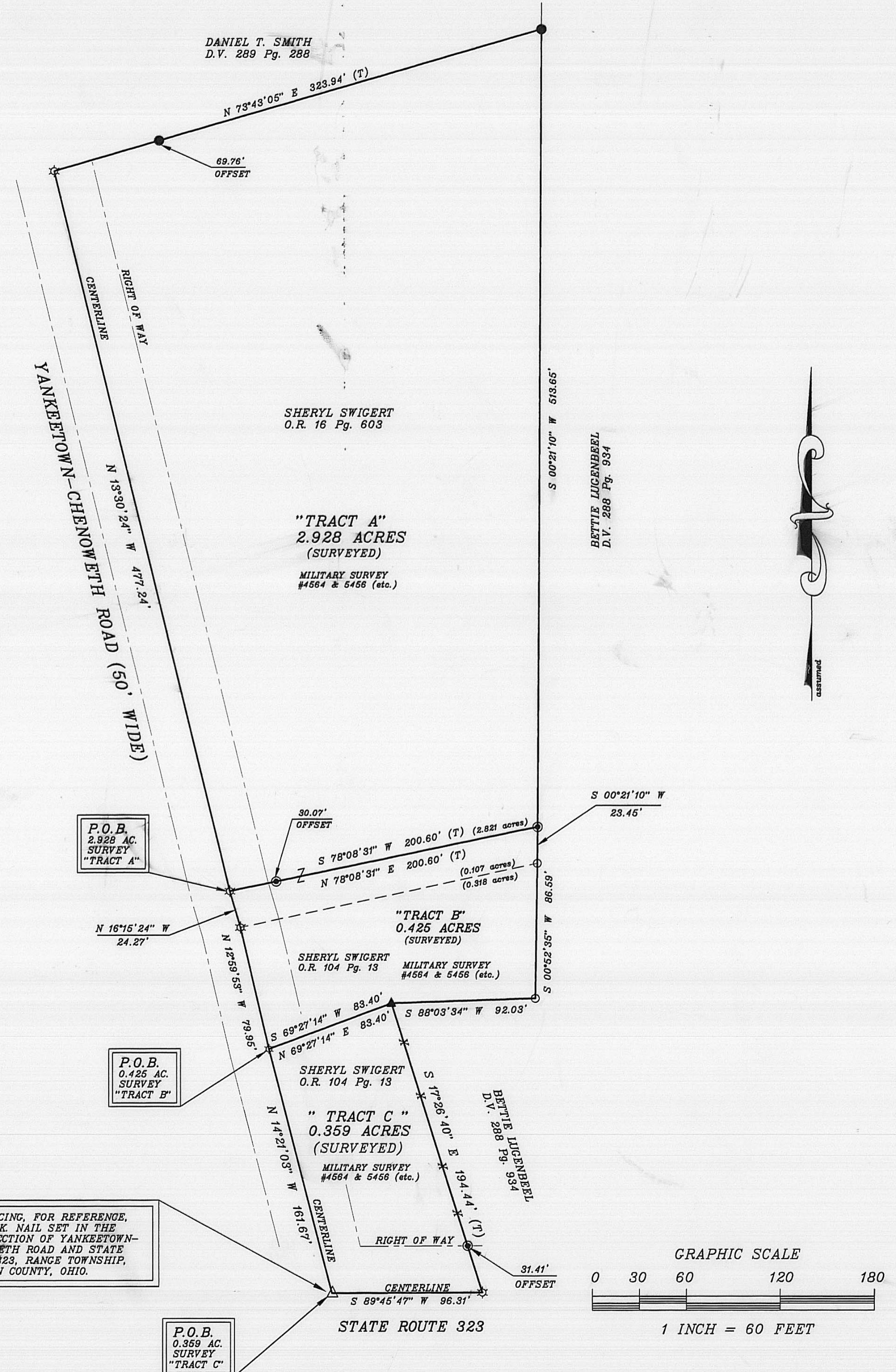
PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

15-05



PERRY ASSOCIATES, INC

CONSULTING ENGINEERS & SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE 1-800-648-8151 FAX 1-800-648-8150

Deed Description

0.359 acres +/- "Tract C"

Being a survey of a portion of a parcel conveyed to Sheryl Swigert as recorded in Official Record 104 Page 13, and being found in the Office of the Recorder, Madison County, and being more particularly described as follows:

Situated in the State of Ohio, County of Madison, Township of Range, and being part of Military Surveys #4564 and #5456 (etc.), and being further described as follows:

BEGINNING, at a P.K. Nail set in the intersection of Yankeetown-Chenoweth Road and State Route 323, Range Township, Madison County.

Thence, along said centerline of Yankeetown-Chenoweth Road, N 14° 21' 03" W 161.67 feet to a point marking the Southwest corner of a parcel conveyed to Sheryl Swigert as recorded in Official Record 104 Page 13, said point also marks the Northwest corner of the 0.359 acre "Tract C" herein to be described;

Thence, leaving the said centerline of Yankeetown-Chenoweth Road, N 69° 27' 14" E, with the South line of Swigert's parcel, 83.40 feet to a wood post found marking a corner of a parcel conveyed to Bettie Lugenbeel in Deed Volume 288 Page 934, said point also marks the Northeast corner of the 0.359 acre "Tract C" herein to be described;

Thence, leaving the South line of Swigert's parcel, S 17° 26' 40" E, along an existing fence line, the West line of Lugenbeel, passing an iron pin set, on line, at 163.03 feet going a total distance of 194.44 feet to a point in the centerline of State Route 323, said point also marks the Southwest corner of Lugenbeel's parcel, and the Southeast corner of the 0.359 acre "Tract C" herein to be described;

Thence, leaving the West line of Lugenbeel, S 89° 45' 47" W, with the centerline of State Route 323, 96.31 feet to **THE TRUE PLACE OF BEGINNING**.

This parcel as surveyed contains 0.359 acres more or less, and is subject to all legal easements and right of ways of record.

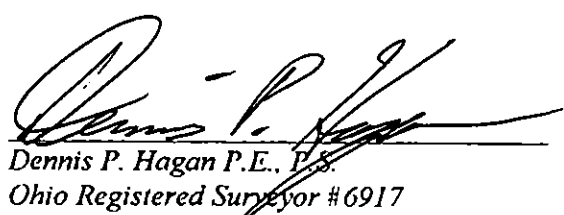
Bearings of the above description are based on the centerline of Yankeetown-Chenoweth Road, as being N 13° 30' 24" W, and are used to denote angles only.

Note: all Deed Volumes, Official Records, and Pages referenced to above are found in the Office of the Recorder Madison County, Ohio.

All iron pins set Are 5/8" o.d. reinforcing bars 30" long with yellow caps labeled "Dennis P. Hagan #6917".

The above description is based on an actual field survey by or under the direct supervision of Dennis P. Hagan Registered Surveyor #6917 in December 1999.

Dated 12/27/99


Dennis P. Hagan P.E., P.S.
Ohio Registered Surveyor #6917



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Deed Description

0.425 acres +/- "Tract B"

Being a survey of a portion of a 3.048 acre parcel conveyed to Sheryl Swigert as recorded in Official Record 16 Page 603, and of a 0.313 acre parcel conveyed to Sheryl Swigert as recorded in Official Record 104 Page 13, and being found in the Office of the Recorder, Madison County, and being more particularly described as follows:

Situated in the State of Ohio, County of Madison, Township of Range, and being part of Military Surveys #4564 and #5456 (etc.), and being further described as follows:

Commencing, for reference, at the intersection of Yankeetown-Chenoweth Road and State Route 323, Range Township, Madison County, Thence, along said centerline of Yankeetown-Chenoweth Road, N 14° 21' 03" W 161.67 feet to a point marking the Southwest corner of and the **PRINCIPAL PLACE OF BEGINNING** of the 0.425 acre "Tract B" herein to be described;

Thence, continuing with the said centerline of Yankeetown-Chenoweth Road the following Two (2) courses and distances, 1) N 12° 59' 53" W 79.95 feet to a point marking the Southwest corner of the aforementioned 3.048 acre Swigert parcel, 2) with a new line through Swigert's 3.048 acre parcel N 16° 15' 24" W 24.27 feet to a point marking the Northwest corner of the 0.425 acre "Tract B" herein to be described;

Thence, with a new line through Swigert's 3.048 acre parcel, N 78° 08' 31" E, passing, for reference, an iron pin set, on line, at 30.07 feet going a total distance of 200.60 feet to an iron pin set in the West line of a parcel conveyed to Bettie Lugenbeel in Deed Volume 288 Page 934, said point also marks the Northeast corner of the 0.425 acre "Tract B" herein to be described;

Thence, S 00° 52' 35" W, with the West line of the lands of Lugenbeel, passing an iron re-bar found, marking the Southeast corner of Swigert's 3.048 acre parcel, at 23.45 feet going a total distance of 110.04 feet to an iron re-bar found, marking a corner of the Lugenbeel parcel, and the Southeast corner of the 0.425 acre "Tract B" herein to be described;

Thence, continuing with the lands of Lugenbeel, S 88° 03' 34" W 92.03 feet to a wood post found marking the Northeast corner of a parcel conveyed to Sheryl Swigert in Official Record 104 Page 13, said point also marks a corner of Lugenbeel's parcel;

Thence, leaving the lands of Lugenbeel, S 69° 27' 14" W, with the North line of Swigert's parcel, 83.40 feet to **THE TRUE PLACE OF BEGINNING.**

This parcel as surveyed contains 0.425 acres more or less, of which 0.107 acres lies within Official Record 16 Page 603, and 0.318 acres lies within Official Record 104 Page 13, and is subject to all legal easements and right of ways of record.

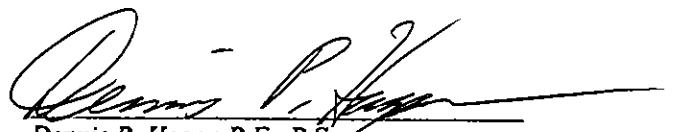
Bearings of the above description are based on the centerline of Yankeetown-Chenoweth Road, as being N 13° 30' 24" W, and are used to denote angles only.

Note: all Deed Volumes, Official Records, and Pages referenced to above are found in the Office of the Recorder Madison County, Ohio.

All iron pins set Are 5/8" o.d. reinforcing bars 30" long with yellow caps labeled "Dennis P. Hagan #6917".

The above description is based on an actual field survey by or under the direct supervision of Dennis P. Hagan Registered Surveyor #6917 in December 1999.

Dated 12/17/99


Dennis P. Hagan P.E., P.S.
Ohio Registered Surveyor #6917



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Deed Description

2.928 acres +/- "Tract A"

Being a survey of a portion of a 3.048 acre parcel conveyed to Sheryl Swigert as recorded in Official Record 16 Page 603, and being found in the Office of the Recorder, Madison County, and being more particularly described as follows;

Situated in the State of Ohio, County of Madison, Township of Range, and being part of Military Surveys #4564 and #5456 (etc.), and being further described as follows;

Commencing, for reference, at the intersection of Yankeetown-Chenoweth Road and State Route 323, Range Township, Madison County, Thence, the following Three (3) courses and distances are along said centerline of Yankeetown-Chenoweth Road; 1) N 14° 21' 03" W 161.67 feet to a point; 2) N 12° 59' 53" W 79.95 feet to a point; 3) N 16° 15' 24" W 24.27 feet to a point marking the Southwest corner of and the **PRINCIPAL PLACE OF BEGINNING** of the 2.928 acre "Tract A" herein to be described;

Thence, continuing with the said centerline of Yankeetown-Chenoweth Road, N 13° 30' 24" W 477.24 feet to a point marking the Southwest corner of a parcel conveyed to Daniel T. Smith in Deed Volume 289 Page 288, said point also marks the Northwest corner of the 2.928 acre "Tract A" herein to be described;

Thence, leaving the said centerline of Yankeetown-Chenoweth Road, N 73° 43' 05" E, with the South line of Smith's parcel, passing a capped iron pin labeled "R.L.S. #4706" found at 69.76 feet going a total distance of 323.94 feet to a capped iron pin labeled "R.L.S. #4706" found in the West line of a parcel conveyed to Bettie Lugenbeel in Deed Volume 288 Page 934, said point also marks the Southeast corner of the Smith parcel, and the Northeast corner of the 2.928 acre "Tract A" herein to be described;

Thence, leaving the South line of Smith's parcel, S 00° 21' 10" W, with the West line of Lugenbeel's parcel, 513.65 feet to an iron pin set marking the Southeast corner of the 2.928 acre "Tract A" herein to be described;

Thence, leaving the West line of Lugenbeel's parcel, with what represents a new line through the aforementioned Swigert parcel, S 78° 08' 31" W passing, for reference, an iron pin set, on line, at 170.53 feet going a total distance of 200.60 feet to **THE TRUE PLACE OF BEGINNING**.

This parcel as surveyed contains 2.928 acres more or less, and is subject to all legal easements and right of ways of record.

Bearings of the above description are based on the centerline of Yankeetown-Chenoweth Road, as being N 13° 30' 24" W, and are used to denote angles only.

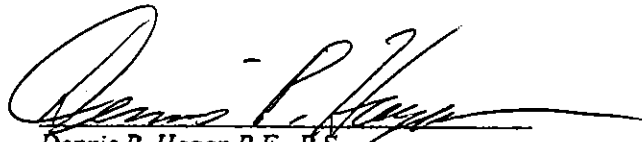
Note: all Deed Volumes, Official Records, and Pages referenced to above are found in the Office of the Recorder Madison County, Ohio.

All iron pins set Are 5/8" o.d. reinforcing bars 30" long with yellow caps labeled "Dennis P. Hagan #6917".

The above description is based on an actual field survey by or under the direct supervision of Dennis P. Hagan Registered Surveyor #6917 in December 1999.

Dated

12/17/99


Dennis P. Hagan P.E., P.S.
Ohio Registered Surveyor #6917

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