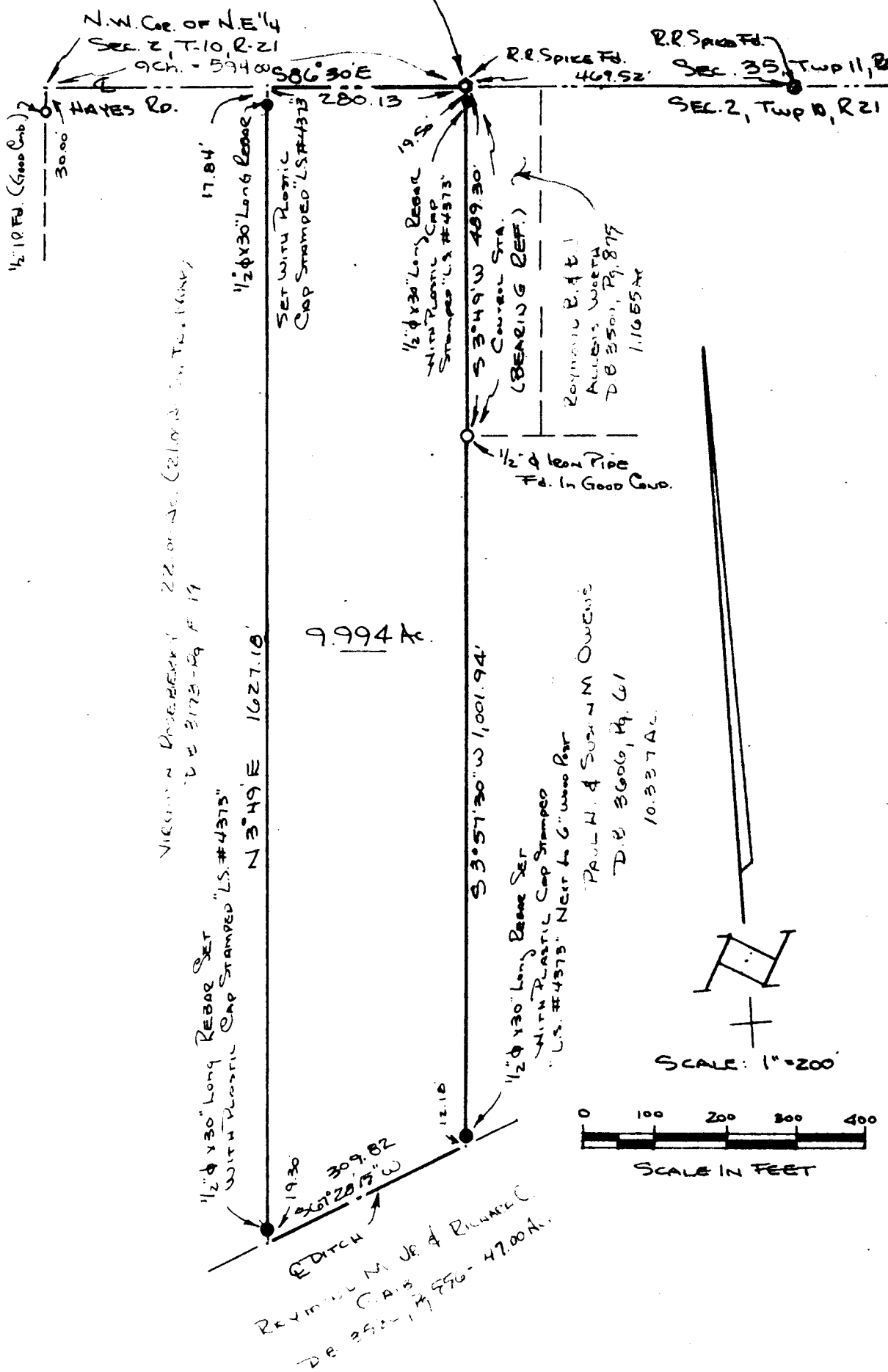


LELAND E. & RITA M. WATKINS
D.B. 3630, P. 413 50.00 AC.
BEGINNING POINT

LEGEND

- RAILROAD SPIKE FOUND
- 1/2" IRON PIPE Fd. (IN GOOD CONDITION)
- 1/2" φ x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "L.S. # 4373"



Madison Township, Franklin County, Ohio
Part NE 1/4 Section 2, Township 10, Range 21
Dumond-Sifford and Associates
Circleville-Lancaster, Ohio
For: Lois Coakley, c/o C. V. Perry Realty
Date: December 26, 1984
Scale: 1" = 200'

Situated in the Township of Madison, County of Franklin, State of Ohio and being a part of the Northeast Quarter of Section 2, Township 10, Range 21 bounded and described as follows:

Beginning at a railroad spike found in the centerline of Hayes Road the same being the North line of Section 2, Township 10, Range 21 at the Northwest corner to a 1.1655 acre tract conveyed to Raymond B. and B. J. Allensworth by Deed recorded in Deed Book 3500, Page 875 (the railroad spike said by that deed to be Easterly 9.00 chains [594.00 feet] distant from the Northwest corner to said Northeast Quarter of Section 2) in Franklin County Recorder's office, said railroad spike also being the Northeast corner of a 22.00 acre tract conveyed to Virginia Roseberry by Deed recorded in Deed Book 3173, Page E-19 in Franklin County Recorder's office also being in the Southerly line of a 50.00 acre tract conveyed to Leland E. and Rita M. Watkins by Deed Recorded in Deed Book 3630, Page 413 in Franklin County Recorder's office;

thence with the line between Roseberry and Allensworth (this line used for bearing reference for this survey) S 3° 49' W 489.30 feet (passing a half inch diameter by thirty inch long rebar set with plastic cap stamped "L.S. #4373" at 19.50 feet) to a half inch galvanized iron pipe in good condition found being the Southwest corner to Alleysworth and the Northwest corner to a 10.337 acre tract conveyed to Paul H. and Susan M. Owens by Deed recorded in Deed Book 3606, Page 61 in Franklin County Recorder's office;

thence with the line between Roseberry and Owens S 3° 57' 30" W 1,001.94 feet (passing a half inch diameter by thirty inch long rebar with plastic cap stamped "L.S. #4373" set next to a wood post at 989.76 feet) to a point in the middle of a ditch being a corner to Roseberry and Owens and being in the Northerly line of a 47.00 acre tract conveyed to Raymond M., Jr. and Richard C. Gaib by Deed recorded in Deed Book 3582, Page 556 in Franklin County Recorder's office;

thence with the line between Roseberry and Gaib S 67° 28' 15" W 309.82 feet to a point in the middle of said ditch;

thence on a new line across Virginia Roseberry's tract of which the herein described tract is a part N 3° 49' E 1627.18 feet (passing a half inch diameter by thirty inch long rebar set with plastic cap stamped "L.S. #4373" at 19.30 feet and 1609.34 feet) to a point in the centerline of Hayes Road the same being the North line of Section 2 and the North line of Virginia Roseberry's tract, also being the South line of the said Leland E. and Rita M. Watkins 50.00 acre tract;

thence with said centerline, section line and property line between Roseberry and Watkins S 86° 30' E 280.13 feet to the Point of Beginning.

Containing 9.994 acres, more or less.
Subject to all existing valid rights-of-way of record.
The above plat and description was prepared from an actual field survey performed by me on December 26, 1984.

Michael E. Clark
Michael E. Clark, Registered L.S. #6808
Dumond-Sifford and Associates

Reference for Bearings: West line of a 1.1655 acre tract conveyed to Raymond B. and B. J. Allensworth by Deed recorded in Deed Book 3500, Page 875 in Franklin County Recorder's office.
Title Deed Reference: Deed Book 3173, Page E-19 in Franklin County Recorder's office.

