

BEARINGS BASED ON  
PLAT BOOK 7 PAGE 20

REFERENCE DOCUMENTS

DB.220 PG.523  
DB.221 PG.664  
DB.217 PG.136  
O.R.38 PG.144  
DB.274 PG.743  
DB.217 PG.281  
DB.272 PG.797  
O.R.21 PG.399  
DB.165 PG.301  
DB.259 PG.87  
DB.219 PG.129  
O.R.3 PG.783  
DB.246 PG.570  
DB.271 PG.863  
DB.129 PG.263  
DB.255 PG.249  
DB.83 PG.547  
DB.124 PG.578  
DB.165 PG.688  
DB.V-20 PG.65  
P.B.7 PG.20  
P.B.C-3 PG.65

BEARING	DIST.	CLOSURE	NORTH	EAST
N 06-27-13 W	306.26	4999.99936	5000.00007	
N 46-36-27 E	216.30	5304.31865	4965.57683	
N 42-02-37 E	152.46	5452.91511	5122.75439	
N 64-11-03 E	103.41	5566.13728	5224.85625	
S 09-01-34 E	121.89	5611.17026	5317.94577	
N 64-13-05 E	396.41	5490.78963	5337.06843	
S 09-41-00 E	175.00	5663.20711	5694.01815	
N 64-09-00 E	80.00	5490.70043	5723.45361	
S 09-41-00 E	185.00	5525.58176	5795.44870	
S 67-27-00 W	895.00	5343.21756	5826.56619	
		4999.99827	5000.00245	
Perimeter: 2631.71		Area: 302,826 sq.ft.	6.952 acres	
Error Closure: 0.00261		Course: S 63-19-39 E		
Error North: -0.001090		East: 0.002374		
Precision 1: 1,007,548.70				

LEGAL DESCRIPTION

6.952 ACRES

Situated in Thomas Warring's Military Survey No. 3389, 3390 and 3391, Washington Township, Brown County, Ohio and being more particularly described as follows:

Beginning at a 1" iron pin found at the southerly most corner of Lot No. 13 of Meadowview Subdivision as recorded in Plat Book 7, page 20 of The Brown County, Ohio, Subdivision Plat Records and in the east line of lands of Dewey E. and Juanita Watson;

THENCE with said east line North 06 degrees 27 minutes 13 seconds West for a distance of 306.26 feet to a 3/4" iron pipe found corner to said Watson and in the southeasterly right-of-way line of the Norfolk And Western Rail Road;

THENCE with said right-of-way line the following two (2) courses and distances;

(1) North 46 degrees 36 minutes 27 seconds East for a distance of 216.30 feet to a 1" iron pin set;

(2) North 42 degrees 02 minutes 37 seconds East for a distance of 152.46 feet to a 1" iron pin set in the southerly right-of-way line of Sardinia-Mowrystown Road;

THENCE with said right-of-way line North 64 degrees 11 minutes 03 seconds East for a distance of 103.41 feet to a 1" iron pin set in the westerly line of lands of M. Francina Reedy et al.;

THENCE with said westerly line South 09 degrees 01 minutes 34 seconds East for a distance of 121.89 feet to a 1" iron pin set corner to said M. Francina Reedy et al.;

THENCE with the southeasterly line of M. Francina Reedy et al., James K. and Georgia M. Belcher, Shirley A. Whalen, Billy L. and Rochelle L. Williams and Robert K. and Gloria J. Klickner North 64 degrees 13 minutes 05 seconds East for a distance of 396.41 feet to a 1" iron pin set corner to said Klickner and the westerly line of lands of Fred and Delphia Wilson;

THENCE with said westerly line South 09 degrees 41 minutes 00 seconds East for a distance of 175.00 feet to a 1" iron pin set corner to said Wilson;

THENCE with the southerly line of said Wilson North 64 degrees 09 minutes 00 seconds East for a distance of 80.00 feet to a 1" iron pin set corner to said Wilson and in the westerly line of lands of Roger W. Kimberly as recorded in Deed Book 129, page 263 of The Brown County, Ohio, Deeds Records;

THENCE with said westerly line and the westerly line of lands of Roger W. Kimberly as recorded in Deed Book 271, page 863 of The Brown County, Ohio, Deeds Records South 09 degrees 41 minutes 00 seconds East for a distance of 185.00 feet to a 1" iron pin found corner to The Incorporated Village Of Sardinia and lands of Dewey E. and Juanita Watson;

THENCE with said corporation line and the northwesterly line of said Watson South 67 degrees 27 minutes 00 seconds West for a distance of 895.00 feet to the place of beginning.

Said property contains 6.952 acres more or less.

The above described real estate is part of the same premises described as recorded in Plat Book 7, page 20 of the Brown County, Ohio, Subdivision Plat Records.

Being the result of a survey and plat dated Feb. 20, 1996 made under the supervision of John C. Hewett registration No. 7550 in the State of Ohio.

LEGEND

- △ = 3/4" IRON PIPE (FND)
- = 1" IRON PIN (SET)
- ☆ = 1" IRON PIN (FND)

ENGINEER'S APPROVAL

I, THE BROWN COUNTY ENGINEER, HEREBY APPROVE THE GENERAL LAYOUT, AS SHOWN, TO BE ANNEXED TO THE VILLAGE OF SARDINIA, OHIO

JAMES G. BEASLEY, BROWN COUNTY ENGINEER

COUNCIL APPROVAL

WE, THE COUNCIL OF THE INCORPORATED VILLAGE OF SARDINIA, OHIO, DO HEREBY APPROVE THIS LAND PLATTED AND DESCRIBED TO BE ANNEXED TO THE VILLAGE OF SARDINIA, OHIO.

PRESIDENT OF COUNCIL

COMMISSIONERS APPROVAL

WE, THE UNDERSIGNED COMMISSIONERS OF BROWN COUNTY, OHIO, DO HEREBY APPROVE THIS LAND PLATTED AND DESCRIBED TO BE ANNEXED TO THE VILLAGE OF SARDINIA, OHIO, \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996, BY RESOLUTION RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE COMMISSIONERS JOURNAL OF BROWN COUNTY, OHIO.

ATTEST : \_\_\_\_\_

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

BROWN COUNTY COMMISSIONERS

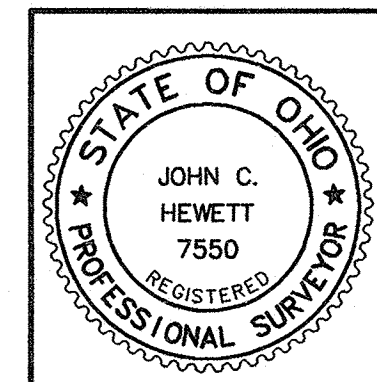


- MEADOWVIEW SUBDIVISION LOT OWNERS
- LOT 1 JOHN & TINA HILL DB.220 PG.523 0.333 AC.
  - LOT 3 JOSEPH & RHONDA WORTHINGTON DB.221 PG.664 0.242 AC.
  - LOT 6 KENNETH & SHARON McCORMICK DB.217 PG.136 0.243 AC.
  - LOT 7 TIMOTHY & SHONDA LUCAS O.R.38 PG.144 0.253 AC.
  - LOT 12 TRACE COMMUNITY DEVELOPERS DB.274 PG.743 0.237 AC.
  - LOT 13 JAMES & BONNIE WEDMORE DB.217 PG.281 0.214 AC.
  - LOT 16 JAMES & SHONDA LAMBERT DB.272 PG.797 0.201 AC.
  - LOT 24 TERESA A. WOOD O.R.21 PG.399 0.233 AC.
  - LOTS 2, 4-5, 8-11, 14-15, 17-23 AND 25 JAMES E. & VIVIAN SAULS DB.165 PG.301 3.708 AC. TOTAL

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a true and complete survey made under my supervision and all monuments have been set as shown.

JOHN C. HEWETT  
Surveyor Number 7550



PLAT OF SURVEY				
<b>H &amp; M SURVEYING SERVICES INCORPORATED</b>				
119 WEST MAIN STREET AMELIA, OHIO 45102 (513) 753-7959				
SCALE 1" = 100'	DATE 2/20/96	JOB NO. 96019	DRWN. J.E.H.	1

