

DUMOND - SIFFORD & ASSOCIATES
ENGINEERS - SURVEYORS
P.O. BOX 465
LANCASTER, OHIO 43130
(740)-653-8917

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Fairfield, City of Lancaster, and being a Replat of Lots 271 thru 289 of the Miller Subdivision as recorded in Plat Book 6, Page 1 in the Fairfield County Recorder's Office, and being further bounded and described as follows:

Beginning at a 3/4 inch iron pipe found at the Northeast corner of Lot 279 of said Miller Subdivision, and being on the South line of Seventh Avenue (unimproved);

Thence leaving the South line of Seventh Avenue and along the East line of Lot 279 S 00°13'00" W 328.98 feet to a 5/8 inch rebar found at the Southeast corner of Lot 272 and the Southwest corner of Lot 266 in the Miller Subdivision;

Thence along the East line of Lot 271 S 00°25'28" W 157.84 feet to a 5/8" rebar found at the Southeast corner of said Lot 271 and being on the North line of Sixth Avenue;

Thence with a curve to the right along the North line of Sixth Avenue and the South line of Lot 271, having a radius of 70.00 feet, a tangent of 57.00 feet, a delta of 79°29'00", an arc length of 54.70 feet, and a chord bearing of N 33°08'19" W 53.32 feet to a 5/8 inch rebar set;

Thence continuing along the North line of Sixth Avenue with a curve to the left having a radius of 150.00 feet, a tangent of 65.00 feet, a delta of 47°32'00", an arc length of 117.37 feet, and a chord bearing of N 30°14'10" W 114.40 feet to a 5/8 inch rebar set on the North line of Sixth Avenue;

Thence continuing along the North line of Sixth Avenue N 76°29'46" W 82.80 feet to a 5/8 inch rebar set;

Thence continuing along the North line of Sixth Avenue N 66°24'38" W 315.40 feet to a 5/8 inch rebar set;

Thence continuing along the North line of Sixth Avenue N 89°08'00" W 3.10 feet to a 5/8 inch rebar set at the Southwest corner of Lot 289, and being the Southeast corner of Lot 290 in said Miller Subdivision;

Thence leaving the North line of Sixth Avenue and along the West line of Lot 289 and the East line of Lot 290 N 01°03'27" W 234.35 feet to a 5/8 inch rebar set at the Northwest corner of Lot 289, and being on the South line of a 10.00 acre tract conveyed to J. & S. Moore by deed recorded in Deed Volume 451, Page 419;

Thence with the North line of Lot 289 and the South line of said 10.00 acre tract N 89°09'00" E 289.92 feet to a 5/8 inch rebar set at the Northeast corner of Lot 280 and on the North line of Seventh Avenue, said 5/8 inch rebar is located S 89°09'00" W 25.00 feet distant from a 3/4 inch iron pipe found on the North line of Seventh Avenue;

Thence leaving the North line of Seventh Avenue and along the East line of Lot 280 S 01°02'00" E 40.00 feet to a 5/8 inch rebar set (passing a 3/4 inch iron pipe found at 20.00 feet) at the Southeast corner of Lot 280;

Thence along the South line of Seventh Avenue and along the North line of Lot 279 S 89°42'49" E 175.53 feet to the place of beginning.

Containing 3.459 acres more or less. Subject to all legal rights-of-way of record.

CURVE DATA

NO.	RADIUS	DELTA	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1	70.00'	79°29'00"	57.00'	N 33°08'19" W	53.32'	54.70'
2	150.00'	47°32'00"	65.00'	N 30°14'10" W	114.40'	117.37'

NOTE:

1.) A MINIMUM OF 5-FOOT EASEMENT ON ALL SIDES AND REAR LOT LINES IS HEREBY RESERVED, UNLESS NOTED OTHERWISE, TO MAINTAIN POSITIVE DRAINAGE.

2.) IT SHALL BE THE RESPONSIBILITY OF THE BUILDER AND/OR HOME OWNER TO VERIFY SANITARY LATERAL ELEVATIONS, SO THAT HOUSE DESIGN WILL ACCOMMODATE SEWER HOOK-UP AND SITE LAYOUT.

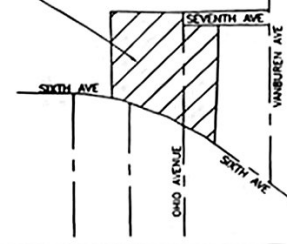
TOP-A-HILL ADDITION

REPLAT OF LOTS 271 THRU 289
OF THE MILLER SUBDIVISION
PLAT BOOK 6, PAGE 1
CITY OF LANCASTER
FAIRFIELD COUNTY
STATE OF OHIO

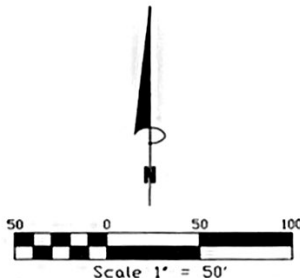
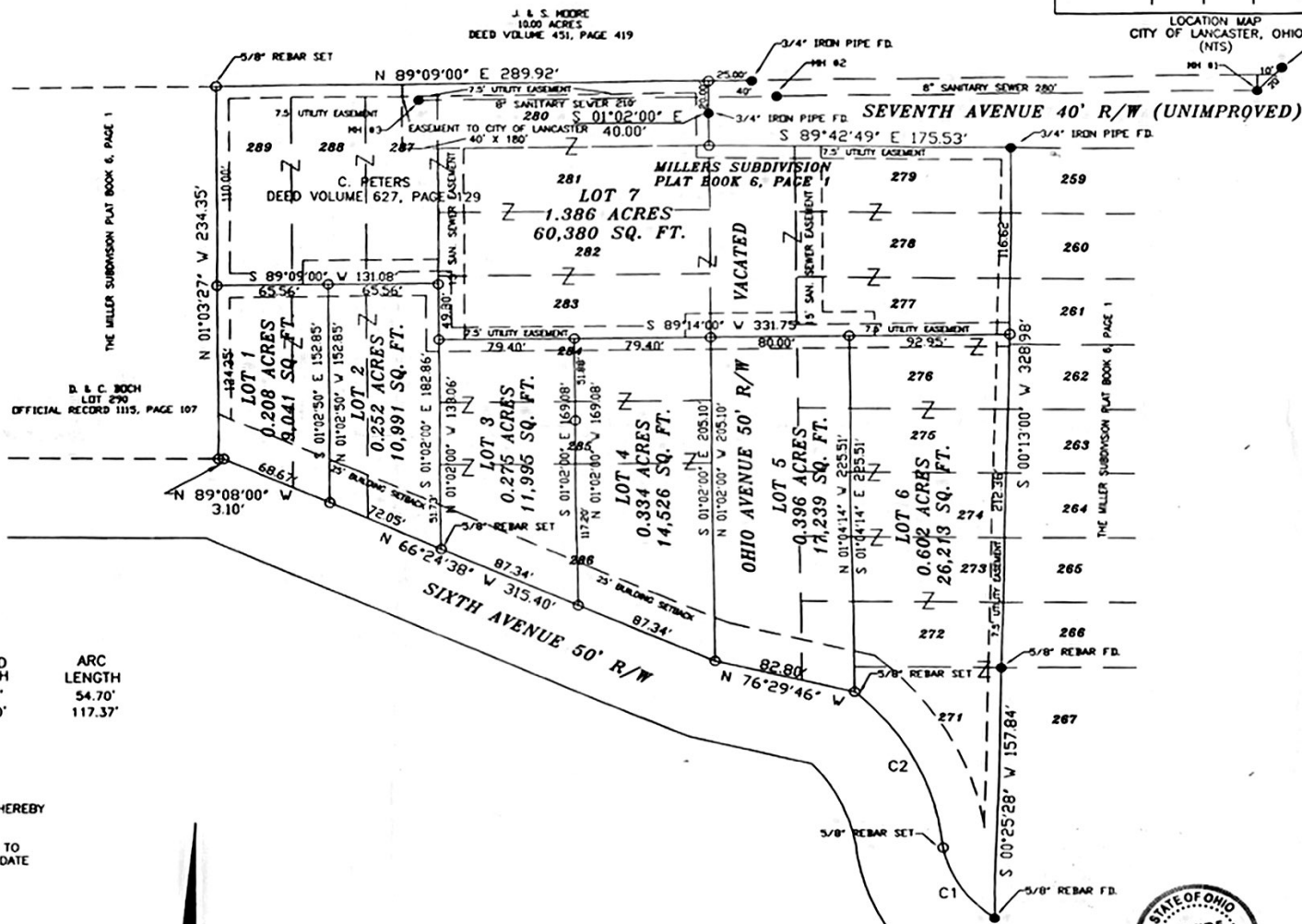
This plat is subject to the covenants and restrictions shown on the separate document hereto attached and labeled as Sheet 1 of 2.

SHT. NO.
2
2

TOP-A-HILL ADDITION



LOCATION MAP
CITY OF LANCASTER, OHIO
(NTS)
EX. 104 828



PLANS PREPARED FOR:
CECIL PETERS
CECIL PETERS CUSTOM BUILDERS
4880 MEADOWGROVE DRIVE
CARROLL, OHIO 43112
(740-756-7220)



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- = IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- = 3/8\"/>

Basis of Bearings: Bearings are based on the North line of the Miller Subdivision as recorded in Plat Book 6, Page 1 as being N 89°09'00\"/>