

VIRGIL D. & JANICE M. ISAACS  
 D.B.210 PG. 512  
 195.00 AC.

BEARINGS BASED ON THE  $\phi$  OF  
 DANVILLE ROAD AS DESCRIBED  
 IN D.B.210 PG. 512

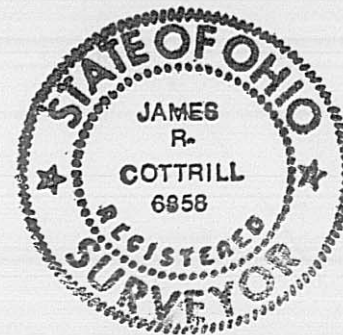


5.000 ACRES

**LEGEND**

- RAIL ROAD SPIKE
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

JANICE C. MOSCOE  
 D.B.259 PG.171  
 69.892 AC.



**JAMES R. COTTRILL P.S.**

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

PLAT OF  
 5.000 ACRES, V.M.S. 5218 & 6391,  
 RANGE TOWNSHIP, MADISON COUNTY,  
 STATE OF OHIO.

DATE:  
 12-26-88

SCALE: 1" = 60'  
 60' 30' 0 60'

33-89

I HEREBY CERTIFY THAT THIS PLAT  
 DEPICTS AN ACTUAL FIELD SURVEY  
 PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE 12-23-88



Situated in the State of Ohio, Madison County, Range Township, V.M.S. 5218 and 6391, being part of a 195.00 acre tract conveyed to Virgil D. and Janice Isaacs by Deed Book 210 Page 512, and being more particularly described as follows:

Beginning at a railroad spike found at an angle point in the centerline of Danville Road (50 foot right-of-way) at the Northwest corner of a 69.892 acre tract conveyed to Janice C. Moscoe by Deed Book 259 Page 171;

Thence, with the centerline of said Danville Road North 19 deg. 57 min. 00 sec. West a distance of 350.00 feet to a railroad spike set;

Thence, with the following two lines across said 195.00 acre tract:

- 1) South 85 deg. 49 min. 00 sec. East, passing an iron pin and cap at 25.00 feet, a total distance of 681.88 feet to an iron pin and cap set;
- 2) South 19 deg. 57 min. 00 sec. East a distance of 350.00 feet to an iron pin and cap set in the North line of said 69.892 acre tract;

Thence, with the North line of said 69.892 acre tract, North 85 deg. 49 min. 00 sec. West a distance of 681.88 feet to the point of beginning containing 5.000 acres more or less.

#### Drainage Easement

With the benefit of the following two drainage easements 10 foot wide lying 5 foot on each side of the following described lines:

- 1) Beginning at a point in the North line of the here-in-above described 5.000 acres said point bears North 85 deg. 49 min. West a distance of 141 feet from the Northeast corner of said 5.00 acre tract;

Thence, with the following three lines across said 195.00 acre tract:

- 1) North 59 deg. 49 min. 44 sec. East a distance of 211.88 feet
- 2) South 62 deg. 31 min. 00 sec. East a distance of 624.86 feet
- 3) South 11 deg. 13 min. 30 sec. West a distance of 193.27 feet to a point in the North line of said 69.892 acre tract said point bears South 85 deg. 49 min. East a distance of 441.03 feet from the South east corner of said 5.000 acre tract.

- 2) Beginning at the Northeast corner of said 5.000 acre tract;

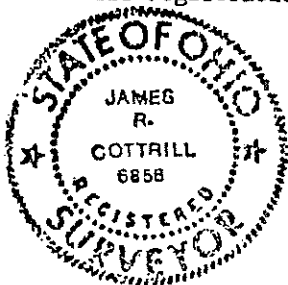
Thence, with a new line across said 195.00 acre tract South 57 deg. 08 min. 49 sec. East a distance of 665.76 feet to a point in the North line of said 69.892 acre tract said point bears South 85 deg. 49 min. East a distance of 441.03 feet from the Southeast corner of said 5.000 acre tract.

Bearings are based on the centerline of Danville Road (North 19 deg. 57 min. West) as described in Deed Book 210 Page 512.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, conditions, limitations, and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858."

This description is based on a field survey performed December 23, 1988 by James R. Cottrill registration #6858.



*James R. Cottrill*

James R. Cottrill, P.S.  
Registration #6858