

KIOUSVILLE

McKENDREE RD. C.R. 55

KIOUSVILLE-PALESTINE ROAD
C.R. 54

BRIANE L. & CONNIE SPANGLER
D.B. 285 PG. 584
5.966 ACRES
(11 AC. ORIGINALLY)

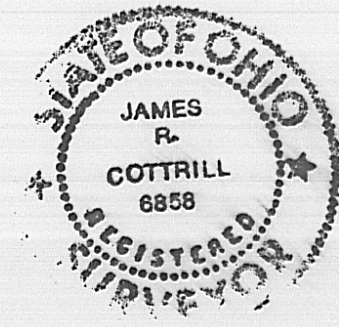
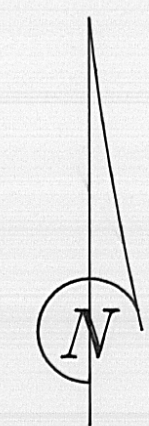
1.1239
ACRES

RICHARD H. & KATHERYNE E.
TEAGARDNER
D.B. 192 PG. 278
5.034 AC.

LEGEND

- 8" Ø WOOD CORNER FENCE POST
- RAILROAD SPIKE
- P K NAIL
- ⬡ 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)

BEARINGS BASED ON THE C OF KIOUSVILLE-PALESTINE ROAD (N 39°E) AS DESCRIBED IN D.B. 285 PG. 584.



JAMES R. COTTRILL P.S.

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

1.1239 ACRES, VMS 5799,
PLEASANT TOWNSHIP,
MADISON COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 11-12-92

DATE DRAWN:
11-12-92
JOB #S92116
F. B. # 5

SCALE : 1" = 50'
50' 25' 0 50'

100-93

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 5799 and being part of a 5.966 acre tract (11 acres originally) conveyed to Brian L. and Connie Spangler by Deed Book ~~285~~ Page ~~584~~ and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Kiousville-Palestine Road (45 foot right-of-way) as PK nail bears South 39 deg. 00 min. 00 sec. West a distance of 155.73 feet from a railroad spike found at the centerline intersection of said Kiousville-Palestine Road with McKendree Road also being the centerline of what is known as the Village of Kiousville unincorporated;

Thence, with the following 6 new lines across said 5.966 acre tract:

- 1) South 54 deg. 03 min. 54 sec. East passing an iron pin and cap set at 22.53 feet a total distance of 113.59 feet from an iron pin and cap set
- 2) South 37 deg. 58 min. 38 sec. West a distance of 37.00 feet to an iron pin and cap set;
- 3) South 52 deg. 01 min. 02 sec. East a distance of 110.00 feet to an iron pin and cap set
- 4) North 37 deg. 58 min. 58 sec. East a distance of 31.68 feet to an iron pin and cap set
- 5) South 76 deg. 17 min. 19 sec. East a distance of 195.74 feet to an iron pin and cap set
- 6) South 13 deg. 45 min. 12 sec. West a distance of 87.81 feet to an iron pin and cap set at the Northeast corner of a 5.034 acre tract conveyed to Richard K. and Katherine E. Teagardner by Deed 192 Page 278;

Thence, with the North line of said 5.034 acre tract North 76 deg. 17 min. 19 sec. West, passing a 8 inch diameter wood corner fence post found at 460.01 feet, a total distance of 464.35 feet to a railroad spike set in the centerline of Kiousville-Palestine Road at the Northwest corner of said 5.034 acre tract;

Thence, with the centerline of Kiousville-Palestine Road North 39 deg. 00 min. 00 sec. East a distance of 200.00 feet to the point of beginning containing 1.1239 acres more or less.

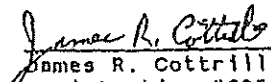
Bearings are based on the centerline of Kiousville-Palestine Road (North 39 deg. East) as described in Deed Book 285 Page 584.

All as shown on the plat attached and made a part hereof.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, 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 Nov. 12, 1992 by James R. Cottrill registration #6858.


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