



LEGEND

- 3/4" IRON PIPE (FOUND)
 - 5/8" DIA. SOLID IRON PIN (FOUND) NO CAP
 - △ 2" SOLID IRON PIN FOUND
 - RAILROAD SPIKE (FOUND)
 - P K NAIL SET OVER IRON PIN FOUND
 - 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ▲ 3" DOUBLE ANGLE IRON CORNER FENCE POST FOUND
 - ☆ 1/2" IRON PIN IN CONC. I 71 MON. FOUND
- ALL MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED
VMS LINE WAS SCALED FROM TAX MAP

BEARINGS BASED ON THE C OF ST. RT. 323 (S 87°30'E) AS DESCRIBED IN D.B. 194 PG. 75.

DEED REFERENCE

RUTH ERHARDT
D.B. 194 PG. 75
172.25 ACRES (ORIGINALLY)

THEMON GAMBEL
D.B. 291 PG. 277
149.25 AC.
TRACT 1

THEMON GAMBEL
D.B. 291 PG. 277
198.57 AC.
TRACT 2

CURVE DATA
RADIUS = 12,427.67'
ARC = 46.35'
CH = 46.35'
S 55°39'17"W



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 1-22-93

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

5.0010, & 162.8446 ACRES, VMS 7893, 7894, 6391, 9651, & 9697, RANGE TOWNSHIP, MADISON COUNTY, STATE OF OHIO.

DATE DRAWN: 1-20-93	SCALE: 1" = 300'
JOB # S9313	300' 150' 0 300'
F. B. # 5	

Situated in the State of Ohio, Madison County, Range Township,, V.M.S. 7893, 7994, 6391, 9651, and 9697 and being part of a 172.25 acres (originally) conveyed to Ruth Erhardt by Deed Book 194, Page 75 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 323 (60 foot right-of-way) said point is at the Northwest corner of said 172.25 acre tract and bears North 2 deg. 51 min. 53 sec. East a distance of 29.72 feet from an iron pin and cap set;

Thence, with the centerline of State Route 323 South 89 deg. 18 min. 54 sec. East a distance of 578.50 feet to a point in said centerline;

Thence, with the following three new lines across said 172.25 acre tract:

- 1) South 2 deg. 51 min. 53 sec. West, passing an iron pin and cap set at 27.65 feet, a total distance of 689.95 feet to an iron pin and cap set
- 2) South 88 deg. 00 min. 00 sec. East a distance of 315.27 feet to an iron pin and cap set
- 3) North 2 deg. 51 min. 53 sec. East, passing an iron pin and cap set at 661.15 feet, a total distance of 690.09 feet to a point in the centerline of State Route 323;

Thence, with the following three courses of State Route 323:

- 1) South 87 deg. 30 min. 00 sec. East a distance of 764.67 feet to a PK nail set over an iron pin found in the line between V.M.S. 7893 and V.M.S. 6391, 7894, 9651, and 9697
- 2) South 77 deg. 25 min. 01 sec. East, a distance of 845.48 feet to a 3/4 inch iron pipe found
- 3) South 30 deg. 38 min. 25 sec. East, passing a railroad spike found at the centerline intersection of State Route 323 with the centerline of Yankeetown-Chenoweth Road at 156.16 feet and continuing with the centerline of Yankeetown-Chenoweth Road a total distance of 254.08 feet to a railroad spike set in the centerline of Yankeetown-Chenoweth Road said spike is at the Northern most corner of a 2.76 acre tract conveyed to James and Jeri Lynn Layne by Deed Book 291 Page 619;

Thence, with the following two courses of said 2.76 acre tract:

- 1) South 61 deg. 22 min. 23 sec. West, passing a 5/8 inch diameter solid iron pin found at 25.00 feet, a total distance of 227.00 feet to a 5/8 inch diameter solid iron pin found
- 2) South 30 deg. 39 min. 26 sec. East a distance of 530.07 feet to a 5/8 inch diameter solid iron pin found said point is at the Southern most corner of said 2.76 acre tract and in the North line of a 32.281 acre tract conveyed to Nola Hall by Deed Book 276 Page 626;

Thence, with the following two lines of said 32.281 acre tract

- 1) North 87 deg. 53 min. 43 sec. West a distance of 391.45 feet to a 3 inch double angle iron corner fence post found
- 2) South 1 deg. 25 min. 57 sec. West a distance of 1781.38 feet to an iron pin and cap set in the Northwest line of interstate 71 said point being 150 feet left of Station 193+77

Thence, with a curve to the left said curve has a radius 12,427.67 feet Arc Length 46.35 feet, Chord bears South 55 deg.

39 min. 17 sec. West a distance of 46.35 feet to an iron pin and cap set at 150 feet left of P.C. Station 193+31.21;

Thence, continuing with the Northwest line of said interstate 71 South 55 deg. 32 min. 52 sec. West a distance of 561.61 feet to an iron pin and cap set 150 foot left of Station 187+69.60 said point is also the Northeast corner of 198.57 acre tract (Tract Two) conveyed to Themon Gambill by Deed Book 291 Page 277;

Thence, with the North line of said 198.57 acre tract North 88 deg. 20 min. 04 sec. West a distance of 1900.70 feet to a 2 inch diameter solid iron pin found said point is at the Southeast corner of 149.25 acre tract (Tract One) also conveyed to Themon Gambill by Deed Book 291 Page 277;

Thence, with the East line of said 149.25 acre tract North 2 deg. 51 min. 53 sec. East, passing a 3 inch double angle iron corner fence post found at 3047.26 feet, and also passing an iron pin and cap set 3047.86 feet, a total distance of 3077.58 feet to the point of beginning containing 162.8446 acres more or less, of which 104.5234 acres is in V.M.S. 7893 and 58.3212 acres is in V.M.S. 6391, 7894, 9651, and 9697

Bearings are based on the centerline of State Route 323 (South 87 deg. 30 min. East) as described in Deed Book 194 Page 75.

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

This description is based on a field survey performed Jan. 20, 1993 by James R. Cottrill registration #6858.