

Description of 281.0865 Acre Tract

Situated in the State of Ohio, Darby Township in Pickaway County, Pleasant Township in Madison County, V.M.S. 464, 9437, and 10772 and being all of 142.3 acre tract conveyed to Mary Jane Young (deceased) by Deed Book 162 Page 28 in Madison County also part of a 142.87 acre tract conveyed to Mary Jane Young (deceased) by Deed Book 149 Page 676 in Madison County and Deed Book 151 Page 446 in Pickaway County, and being more particularly described as follows:

Beginning at a 3/4 inch square bolt found in the centerline of Woods-Opossum Run Road (40 foot right-of-way) said bolt is at the Southwest corner of said 142.3 acre tract and in the Northwest corner of a 2.912 acre tract conveyed to Mark A. & Sandra Jacobs by Deed Book 291 Page 895;

Thence, with the centerline of Woods-Opossum Run Road North 24 deg. 16 min. 28 sec. West a distance of 759.36 feet to an iron pin and cap set;

Thence, North 77 deg. 00 min. 00 sec. East a distance of 74.70 feet to a iron pin and cap set in said centerline;

Thence, continuing with the centerline of said Woods Opossum Run Road with the following two courses:

1) North 15 deg. 05 min. 17 sec. West passing railroad spikes found at 495.25 feet, and 745.19 feet, a total distance of 2881.48 feet to a railroad spike found at an angle point in said centerline

2) North 77 deg. 59 min. 34 sec. East, passing a railroad spike found at the Southwest corner of a 224.873 acre tract conveyed to Wittich Farms by Deed Book 256 Page 489 at 1289.79 feet, a total distance of 1557.52 feet to an iron pin and cap set at the Northwest corner of 0.57 acre tract conveyed to Vickie L. McKinney, Etal. by Deed Book 214 Page 107;

Thence, with the following four lines of said 0.57 acre tract:

1) South 14 deg. 15 min. 00 sec. East a distance of 64.81 feet to a railroad spike found in the centerline of Old Woods Opossum Run Road (now abandoned) said spike is also at the Northwest corner of said Young's 142.87 acre tract

2) North 80 deg. 09 min. 00 sec. East a distance of 30.69 feet to a railroad spike set

3) North 65 deg. 49 min. 00 sec. East a distance of 177.00 feet to an iron pin and cap set

4) North 28 deg. 45 min. 00 sec. East a distance of 168.09 feet to an iron pin and cap set at the Northeast corner of said 0.57 acre tract, and in the South line of said Wittich's Farms 224.873 acre tract said iron pin and cap is also on the North side of Deer Creek;

Thence, with the following two lines of said Wittich Farms 224.873 acre tract;

1) North 61 deg. 33 min. 00 sec. East a distance of 771.87 feet to an iron pin and cap set

2) South 47 deg. 56 min. 00 sec. East passing the Northwest corner of 35.295 acre tract conveyed to George C. Smith by Deed Book 281 Page 154 at 1584.00 feet a total distance of 1766.40 feet to a point in the centerline of Deer Creek said point bears South 77 deg. 17 min. 19 sec. East a distance of 44.00 feet from a iron pin and cap set, said point is also in the line between Pickaway and Madison Counties.

Thence, continuing with the Southwest line of said 35.295 acre tract with the following four lines;;

1) South 56 deg. 08 min. 00 sec. East a distance of 508.20 feet to a point in Deer Creek, said point bears North 17 deg. 55 min. 44 sec. East a distance of 27.55 feet from an iron pin and cap set

2) South 70 deg. 19 min. 03 sec. East a distance of 665.57 feet to a point in Deer Creek

3) South 10 deg. 37 min. 00 sec. West a distance of 56.93 feet to an iron pin and cap set in the line between V.M.S. 9437 and 10772

4) With the line between V.M.S. 9437 and 10773 South 85 deg, 09 min. 00 sec. East, a distance of 104.19 feet to a point in the centerline of Deer Creek;

Thence, with the centerline of Deer Creek the following five lines:

1) With a new line across said 142.87 acre tract South 45 deg. 15 min. 02 sec. East a distance of 25.89 feet to the Northwest corner of a 1.00 acre tract conveyed to Robert E. Taylor by Deed Book 297 Page 40.

2) South 45 deg. 15 min. 02 sec. East a distance of 57.89 feet to a point in said centerline

3) South 36 deg. 12 min. 53 sec. East a distance of 83.42 feet to a point in said centerline

4) South 25 deg. 37 min. 23 sec. East, passing the Northwest corner of a 1.00 acre tract conveyed to Mortimer D. Taylor by Deed Book 255 Page 394 at 25 feet a total distance of 73.25 feet to a point in the centerline of said Deer Creek;

5) South 1 deg. 37 min. 00 sec. West a distance of 41.55 feet to a point in said centerline of Deer Creek also at the Western most corner of said Mortimer D. Taylor 1.00 acre tract

Thence, with the Southwest line of said 1.0 acre tract South 73 deg. 45 min. 14 sec. East a distance of 189.68 feet to the Western most corner of Lot #3 of said Village of Era;

Thence, with the Northwest line of a 16.5 foot alley South 16 deg. 14 min. 46 sec. West a distance of 8.25 feet to the Western terminous of said 16.5 foot alley said point also being the Eastern most corner of 0.15 acre tract conveyed to Glenn D. and Carolyn Liff by Deed Book 186 Page 513;

Thence, with the Northeast line of said 0.15 acre tract North 73 deg. 45 min. 14 sec. West a distance of 187.53 feet, to a point in the centerline of Deer Creek said point also being the Northern most corner of said 0.15 acre tract;

Thence, with the centerline of said Deer Creek the following two courses:

1) South 1 deg. 37 min. 00 sec. West a distance of 55.81 feet to the Northern most corner of a 0.60 acre tract conveyed to Sarah Jane Nance by Deed Book 233 Page 507;

2) With the Northwest line of said 0.60 acre tract South 18 deg. 22 min. 53 sec. West a distance of 144.43 feet to the Western most corner of said 0.60 acre tract;

Thence, with the Southwest line of said 0.60 acre tract South 73 deg. 45 min. 14 sec. East a distance of 73.79 feet to the East line of Young's 142.87 acre tract;

Thence, with the East line of said 142.87 acre tract South 44 deg. 09 min. 00 sec. East a distance of 49.43 feet to a point in the North line of a 0.33 acre tract conveyed to James F. Sonners by Deed Book 132 Page 544;

Thence, with the Northeast line of said 0.33 acre tract North 73 deg. 45 min. 14 sec. West a distance of 117.68 feet to a point in the centerline of Deer Creek and at the Northern most corner of said 0.33 acre tract;

Thence, with the centerline of Deer Creek South 18 deg. 22 min. 53 sec. West, passing the Northern most corner of a 0.17 acre tract conveyed to William and Helen Sollars by Deed Book 145 Page 506 at 105 feet and also passing the Northern most corner of 1.00 acre tract conveyed to Lawrence R. and Virginia Vulgamore by Deed Book 293 Page 189 at 165 feet a total distance of 289.20 feet to a point in the centerline of Deer Creek at the Western most corner of said Vulgamore's 1.0 acre tract;

Thence, with the Southwest line of said Vulgamore's 1.00 acre tract South 73 deg. 45 min. 14 sec. East a distance of 35.00 feet to an iron pin and cap set at the Northern most corner of a 2.74 acre tract conveyed to Lawrence R. and Virginia Vulgamore by Deed Book 265 Page 123;

Thence, with the following two lines of said 2.74 acre tract

1) South 53 deg. 31 min. 46 sec. West a distance of 261.86 feet to a point in Deer Creek

2) South 25 deg. 14 min. 46 sec. West a distance of 12.38 feet to a point in Deer Creek said point being the Eastern most corner of Pleasant/Darby Township Cemetery;

Thence, with the following seven lines of said Cemetery:

1) South 88 deg. 48 min. 45 sec. West a distance of 453.91 feet to an iron pin and cap set in the line between V.M.S. 10772 and 464

2) South 74 deg. 53 min. 00 sec. West a distance of 400.62 feet to an iron pin and cap set at the Northeast line of 19.00 foot laneway

3) With the East line of said 19 foot laneway South 15 deg. 15 min. 10 sec. East, passing an iron pin and cap set at 249.23 feet, a total distance of 274.23 feet to a FK nail set Era Road (County Road 500)(60 foot right-of-way)

4) South 21 deg. 12 min. 00 sec. West a distance of 32.01 feet to a PK nail also set in Era Road

5) North 15 deg. 15 min. 10 sec. West passing a 2 1/2 inch diameter metal fence post found in the West line of said 19 foot laneway at 56.30 feet a total distance of 773.85 feet to a 2 1/2 inch diameter metal fence post found

6) South 74 deg. 38 min. 52 sec. West, passing the county line at 20.00 feet, a total distance of 937.51 feet to a 24 square concrete fence post found

7) South 15 deg. 24 min. 00 sec. East passing the Eastern corner common to said Young's 142.87 acre and 142.3 acre tracts at 471.08 feet, a total distance of 1214.02 feet to a 24 inch square concrete fence post found

Thence, with the North lines of Pleasant/Darby Township Cemetery and a 39.059 acre tract conveyed to Joseph Del Tedesco by Deed Book 278 Page 774 and also said Mark and Sandra Jacobs 2.912 acre, South 74 deg. 49 min. 23 sec. West, passing 12 inch fence post found at the corner common to said Cemetery and 39.059 acre tracts at 179.00 feet, and also a 5/8 inch rebar found at the Northern corner common to said 39.059 acre and 2.912 acre tracts at 1681.90 feet a total distance of 2310.18 feet returning to the point of beginning containing 281.0865 acres more or less, of which 140.5737 acres is all of said 142.3 acre tract in Madison County, Pleasant Twp. V.M.S. 464 and 107.1646 acres are in V.M.S. 464 Pleasant Twp. in Madison County (106.22 by Deed), 0.3230 acres is in V.M.S. 9437 Pleasant Twp. in Madison County (0.24 acres by Deed) 5.1695 acres are in V.M.S. 9437 in Pickaway County Darby Twp. (4.95 acres by Deed) 8.4402 acres are in V.M.S. 464 in Pickaway County, Darby Twp. (9.25 acres by Deed), and 19.4155 acres are in V.M.S. 10772 Pickaway County, Darby Twp. (22.21 acres by Deed)


Bearings are based on the West line of Young's 142.87 acre tract (South 14 deg. 15 min. East) as described in Deed Book 149 Page 676 recorded in Madison County.

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. 24, 1992 by James R. Cottrill registration #6858.


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