

ROBERT L. STROUGHTON
 D.B. 260 PG. 319
 75.13 ACRES

(THIRD TRACT)



1.1198 ACRES

(1.0251 AC.)

CSB - 25% - 0.2799
 MIDZ - 75% - 0.8399

*Out of
 Qwr 288*



BEARINGS BASED ON THE C OF BOOKWALTER ROAD (S 14°00'W)
 AS DESCRIBED IN D.B. 260 PG. 319.

LEGEND

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



I HEREBY CERTIFY THAT THIS PLAT
 DEPICTS AN ACTUAL FIELD SURVEY
 PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 9-17-91

JAMES R. COTTRILL P.S.	
8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH.(614) 869-3811	
PLAT OF	
1.1198 ACRES, VMS 713, STOKES TOWNSHIP, MADISON COUNTY, OHIO.	
DATE: 9-17-91	SCALE: 1" = 30' 30' 15' 0 30'
8-93	

Description of 1.1198 Acre Tract

Situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 713 and being part of a 75.13 acre tract (third tract) conveyed to Robert L. Stroughton by Deed Book 260 Page 319 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Brookwalter Road (40 foot right-of-way) said railroad spike bears North 14 deg. 00 min. East a distance of 307.45 feet from an angle point in said centerline and also the Southeast corner of said 75.13 acre tract;

Thence, with the following three new lines across said 75.13 acre tract:

1) North 78 deg. 51 min. 13 sec. West passing an iron pin and cap set at 20.02 feet a total distance of 253.57 feet to an iron pin and cap set;

2) North 23 deg. 10 min. 48 sec. East a distance of 210.77 feet to an iron pin and cap set;

3) South 78 deg. 51 min. 13 sec. East passing an iron pin and cap set 199.78 feet a total distance of 219.80 feet to a railroad spike set in the centerline of said Brookwalter Road.

Thence, with the centerline of Brookwalter Road South 14 deg. 00 min. 00 sec. West a distance of 206.39 feet to the point of beginning containing 1.1198 acres more or less.

Bearings are based on the centerline of Brookwalter Road (South 14 deg. 00 min. West) as described in Deed Book 260 Page 319.

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 Sept. 17 1991 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.