

BLANCHE P. RUBLE
D.B. 256 PG. 78
100.48 AC.

BILL & KAY GRAHAM
D.B. 256 PG. 201
89.70 AC.

PAUL WILLIAM BROWN
D.B. 292 PG. 174
5.000 AC.

BLANCHE P. RUBLE
D.B. 256 PG. 78
14.635 AC.

MARY LOU JUNK
D.B. 298 PG. 267
89.908 AC.

N 83°31'07"E
71.94'

MARY CRAIG &
ELIZABETH M. HILLMAN
D.B. 248 PG. 398
133.485 ACRES
133.5127 ACRES

MARY L. BROWN et.al.
D.B. 275 PG. 435
75.23 AC.

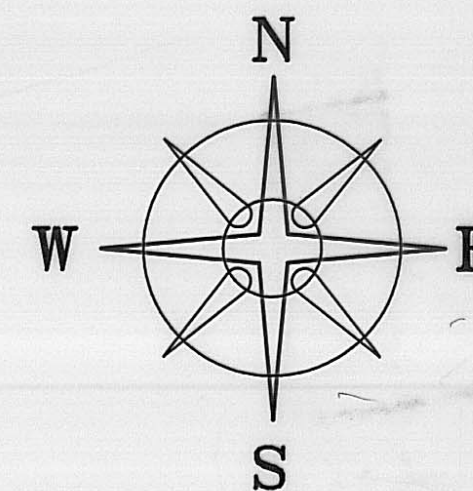
WALTON W. JR. & STAR LYNNE EDEN
D.B. 294 PG. 388
18.559 AC.

LINA JUNE WHITSIDE
D.B. 262 PG. 547
83.299 AC.

RICK & ROBIE ABBOTT
D.R. 5 PG. 451
30.906 AC.

RICK & ROBIE ABBOTT
D.R. 5 PG. 451
108.83 AC.

MARTIN LAND CO.
D.B. 293 PG. 410
114.0 AC.



BEARINGS BASED ON THE C OF
KIDSVILLE-PALESTINE ROAD
(S 17°15'E) AS DESCRIBED IN
D.B. 248 PG. 398.

Closes (SRH)

LEGEND

- 1" IRON PIPE (FOUND)
- 24" WALNUT TREE
- SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

NOTES

DEED OVER LAP WAS CREATED IN 1975
BY RODGER IRWIN BAKER (S5539) WHEN
HE SURVEYED 41.384 ACRE TRACT.

JAMES R. COTTRILL P.S.

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

133.5127 ACRES, VMS 1315 & 462,
PLEASANT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR CRAIG & HILLMAN

DATE DRAWN:
6-27-95
JOB #S950607
F. B. # 11

SCALE: 1" = 300'
300' 150' 0 300'

88-95



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

James R. Cottrill DATE: 6-30-95

The following described 133.5127 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 1315 & 462, and being all of that remains of a 133.485 acre tract conveyed to Mary Craig and Elizabeth M. Hillman by Deed Book 248 Page 398 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Kioussville-Palestine Road (County Road 54) (50 foot right-of-way) said PK nail is at the Northeast corner of Paul William Brown's 5.000 acre tract conveyed in Deed Book 292 Page 174 also corner to a 20 foot laneway leading to said 133.485 acre tract:

Thence, with the North line of said 5.00 acre tract South 68 deg. 29 min. 32 sec. West, passing a 1 inch diameter iron pipe found at the Northwest corner of said 5.00 acre tract and also corner to a 75.23 acre tract conveyed to Mary L. Brown Etal. by Deed Book 275 Page 435 and continuing along the Northwest line of said 75.23 acre tract a total distance of 2365.39 feet to an iron pin and cap set;

Continuing with the lines of said 75.23 acre tract the following four courses:

- 1) South 65 deg. 30 min. 00 sec. West a distance of 335.94 feet to an iron pin and cap set
- 2) South 55 deg. 30 min. 00 sec. West a distance of 168.96 feet to an iron pin and cap set
- 3) South 16 deg. 57 min. 35 sec. East a distance of 1185.14 feet to an iron pin and cap set
- 4) North 70 deg. 47 min. 39 sec. East a distance of 335.32 feet to a 1 inch diameter iron pipe found at the Northwest corner of a 18.559 acre tract conveyed to Walton W. Jr. and Star Lynne Eden by Deed Book 294 Page 388;

Thence, with the West line of said 18.559 acre tract the following two courses:

- 1) South 50 deg. 17 min. 51 sec. East a distance of 483.66 feet to a 1 inch diameter iron pipe found
- 2) South 30 deg. 44 min. 11 sec. East a distance of 160.87 feet to a 1 inch diameter iron pipe found in the North line of a 83.299 acre tract conveyed to Lina June Whiteside by Deed Book 262 Page 547 said iron pipe is also in the line between V.M.S. 1315 and 462;

Thence, with said line South 68 deg. 53 min. 30 sec. West a distance of 22.76 feet to an iron pin and cap set at the base of a 7 inch diameter wood fence post;

Thence, continuing with said 83.299 acre tract the following five courses:

- 1) South 38 deg. 03 min. 59 sec. East a distance of 385.22 feet to a 24 inch diameter walnut tree;
- 2) South 31 deg. 47 min. 41 sec. East a distance of 267.62 feet to a corner stone found
- 3) South 44 deg. 25 min. 28 sec. East a distance of 113.87 feet to an iron pin and cap set

4) North 69 deg. 22 min. 09 sec. East a distance of 219.92 feet to an iron pin and cap set

5) South 37 deg. 00 min. 27 sec. East a distance of 857.79 feet to a 1 inch diameter iron pipe with a electrical nut screwed on top found

Thence, North 78 deg. 00 min. 00 sec. West a distance of 132.00 feet and South 78 deg. 20 min. 53 sec. West a distance of 213.39 feet to a point in Deer Creek also being corner to a 114.0 acre tract conveyed to Martin Land Co. by Deed Book 293 Page 410;

Thence, with the following three lines of said 114.0 acre tract:

1) North 84 deg. 17 min. 43 sec. West a distance of 410.00 feet

2) North 72 deg. 17 min. 43 sec. West a distance of 410.00 feet

3) South 83 deg. 12 min. 17 sec. West a distance of 365.00 feet

Thence, continuing with the Northeast line of said 114.0 acre tract and also the East line of a 108.83 acre tract conveyed to Rick and Robie Abbott by Official Record 5 Page 451 North 50 deg. 47 min. 43 sec. West, passing the East corner common to said 108.83 acre and 114.0 acre tracts at 142.00 feet a total distance of 440.00 feet to a point in Deer Creek;

Thence, continuing with said 108.83 acre the following three courses:

1) North 67 deg. 47 min. 43 sec. West a distance of 590.00 feet to a point in Deer Creek

2) North 62 deg. 35 min. 42 sec. West a distance of 207.74 feet to a point in said Deer Creek and in the line between V.M.S. 1315 and 462

3) South 73 deg. 01 min. 39 sec. West passing an iron pin and cap set on the South bank of Deer Creek at 113.03 feet, also passing an iron pin and cap set at 309.82 feet, a total distance of 485.00 feet to an iron pin and cap set in line between V.M.S. 1315 and 462 said iron pin and cap in buried one foot deep;

Thence, continuing with the East line of 108.83 acre tract and also the East line of a 30.906 acre tract also conveyed to Rick and Robie Abbott by Official Record 5 Page 451 North 37 deg. 00 min. 25 sec. West, passing the East corner common to said 108.83 acre and 30.906 acre tracts at 377.40 feet, a total distance of 668.20 feet to a point in Deer Creek;

Thence, continuing with the East line of said 30.906 acre tract North 71 deg. 35 min. 42 sec. West, passing the Southeast corner of a 41.225 acre tract conveyed to Paul and Mary Morehart by Deed Book 227 Page 420 at 58.49 feet, a total distance of 166.00 feet to an iron pin and cap set on the West bank of Deer Creek;

Thence, continuing with the East line of said 41.225 acre North 20 deg. 23 min. 42 sec. West a distance of 404.00 feet to an iron pin and cap set

Thence, continuing with the East line of the original 217.5 acre tract of which 41.225 acres is a part of North 4 deg. 23 min. 06 sec. West a distance of 324.83 feet to a 1 inch diameter iron pipe found in the South line of Mary Lou Junk 89.908 acre tract by Deed Book 298 Page 267;

Thence, with the South line of said 89.908 acre tract North 83 deg. 31 min. 07 sec. East a distance of 71.94 feet, to a point in Deer Creek;

Thence, with the East line of said 89.908 acre tract North 12 deg. 18 min. 13 sec. East a distance of 873.87 feet to a iron pin and cap set;

Thence, with the North line of said 89.908 acre tract South 82 deg. 17 min. 00 sec. West a distance of 102.00 feet, to a 5/8 inch diameter rebar found at the Southeast corner of a 14.635 acre tract conveyed to Blanche P. Ruble by Deed Book 256 Page 78;

Thence, with the following three lines of said 14.635 acre tract:

1) North 11 deg. 35 min. 35 sec. East a distance of 418.47 feet to an iron pin and cap set

2) South 76 deg. 07 min. 52 sec. East a distance of 97.66 feet to a 5/8 inch diameter rebar found on the West bank of Deer Creek

3) North 58 deg. 24 min. 46 sec. East crossing Deer Creek a total distance of 143.45 feet to a corner stone found corner to a 100.48 acre tract conveyed to Blanche P. Ruble by Deed Book 256 Page 78;

Thence, with the following two lines of said 100.48 acre tract:

1) North 22 deg. 51 min. 03 sec. East a distance of 369.07 feet to a corner stone found

2) North 73 deg. 12 min. 18 sec. East a distance of 608.70 feet to a corner stone found in the Northwest corner of a 89.70 acre conveyed to Bill and Kay Graham by Deed Book 256 Page 201;

Thence, with West line of said 89.70 acre tract South 17 deg. 04 min. 11 sec. East a distance of 1,003.15 feet to an iron pin and cap set at the Northwest corner of said 20 foot laneway;

Thence, with the South line of said 89.70 acre tract and the North line of said foot laneway the following three courses:

1) North 55 deg. 30 min. 00 sec. East a distance of 168.96 feet to an iron pin and cap set

2) North 65 deg. 30 min. 00 sec. East a distance of 335.94 feet to an iron pin and cap set

3) North 68 deg. 29 min. 32 sec. East a distance of 2365.39 feet to a railroad spike found in the centerline of Kiouville-Palestine Road at the Southeast corner of said 89.70 acre tract and the Northeast corner of said 20 foot laneway;

Thence, with the centerline of said Kiouville-Palestine Road South 17 deg. 15 min. 00 sec. East a distance of 19.80 feet

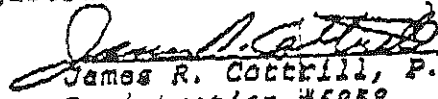
to the point of beginning containing 133.5127 acres more or less of which 98.9898 acres is in V.M.S. 1315 and 34.5229 acres is in V.M.S. 462.

Bearings are based on the centerline of Kiousville-Palestine Road (South 17 deg. 15 min. East) as described in Deed Book 249 Page 398.

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 June 27, 1995 by James R. Cottrill registration #6858.


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