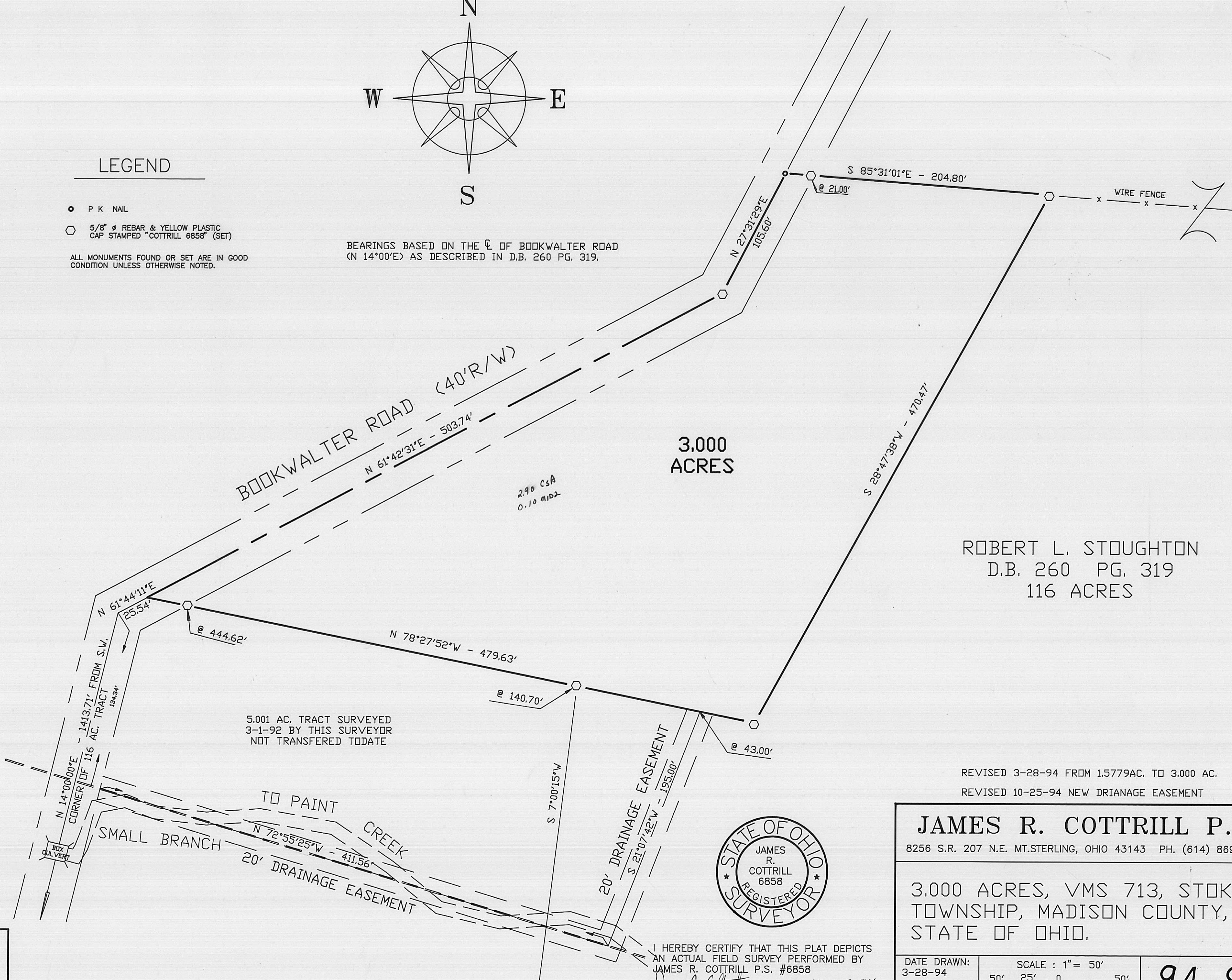


**LEGEND**

- P K NAIL
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

BEARINGS BASED ON THE  $\bar{C}$  OF BOOKWALTER ROAD (N 14°00'E) AS DESCRIBED IN D.B. 260 PG. 319.



REVISED 3-28-94 FROM 1.5779AC. TO 3.000 AC.  
REVISED 10-25-94 NEW DRIANAGE EASEMENT



**JAMES R. COTTRILL P.S.**

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

3,000 ACRES, VMS 713, STOKES TOWNSHIP, MADISON COUNTY, STATE OF OHIO.

DATE DRAWN:  
3-28-94  
JOB # S940312  
F. B. # FILE

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

94-95

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

*James R. Cottrill* DATE: 10-25-94



Situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 713 and being part of a 116 acre tract conveyed to Robert L. Stoughton by Deed Book 260 page 319 and being more particularly described as follows:

Beginning at a point in the centerline of Bookwalter Road (40 foot right-of-way) said point is the Northwest corner of a 5.001 acre tract surveyed 3-1-92 by this surveyor not transferred to date said point bears North 61 deg. 44 min. 11 sec. East a distance of 25.54 and North 14 deg. 00 min. 00 sec. East a distance of 1413.71 feet from the Southwest corner of said 116 acre tract;

Thence, with the centerline of said Bookwalter Road the following two courses:

- 1) North 61 deg. 42 min. 31 sec. East a distance of 503.74 feet to an iron pin and cap set at an angle point in said road
- 2) North 27 deg. 31 min. 29 sec. East a distance of 105.60 feet to a PK nail set in said centerline

Thence, with the following three new lines across said 116 acre tract:

- 1) South 85 deg. 31 min. 01 sec. East, passing an iron pin and cap set at 21.00 feet a total distance of 204.80 feet to an iron pin and cap set
- 2) South 28 deg. 47 min. 38 sec. West a distance of 470.47 feet to an iron pin and cap set.
- 3) North 78 deg. 27 min. 52 sec. West, passing an iron pin and caps set at 140.70 feet and 444.62 feet, a total distance of 479.63 feet to the point of beginning containing 3.000 acres more or less.

Subject to and with the benefit of the following described 20 foot drainage **EASEMENT**:

Said drainage easement is tangent to and 10 feet on both sides of the following described centerline of said drainage easement;

Beginning at a point in the South line of the here-in-above described 3.0000 acre tract said point bears North 78 deg. 27 min. 52 sec. West a distance of 43.00 feet from an iron pin and cap previously set at the Southeast corner of said 3.0000 acre tract;

Thence South 21 deg. 07 min. 42 sec. West a distance of 195.00 feet to a point.

Thence, North 72 deg. 55 min. 25 sec. West a distance of 411.56 feet to a point in the East right-of-way line of Bookwalter Road and the Western terminous of said drainage easement.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, ~~limitations and reservations of record, if any,~~ and 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 Mar. 29, 1994 by James R. Cottrill registered surveyor #6858.