

STATE OF OHIO
DEPT. OF NATURAL RESOURCES
D.B. 284 PG. 250
23.891 AC.

STATE OF OHIO
LONDON FISH HATCHERY
18,187 AC.

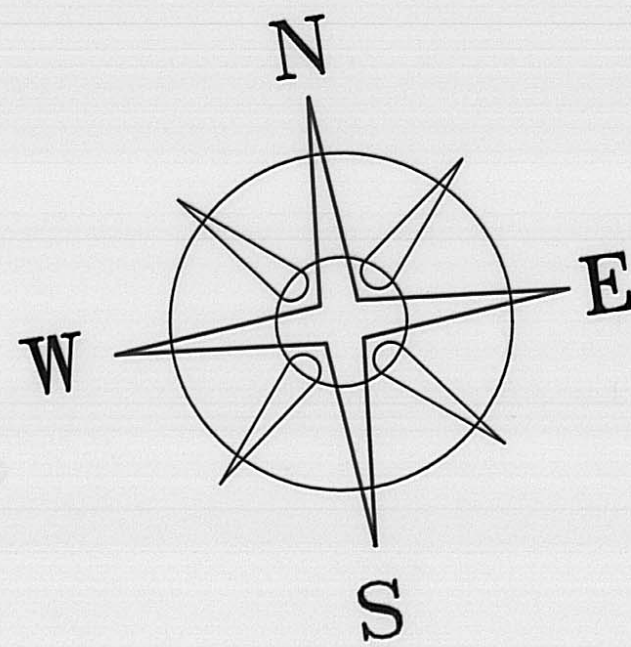
DOUGLAS A. & BRENDA K.
YOUNG
D.B. 291 PG. 240
7,0783 AC.

JULIA M. WELLS
D.B. 290 PG. 653
1,6447 AC.
D.B. 246 PG. 329
5,002 AC.

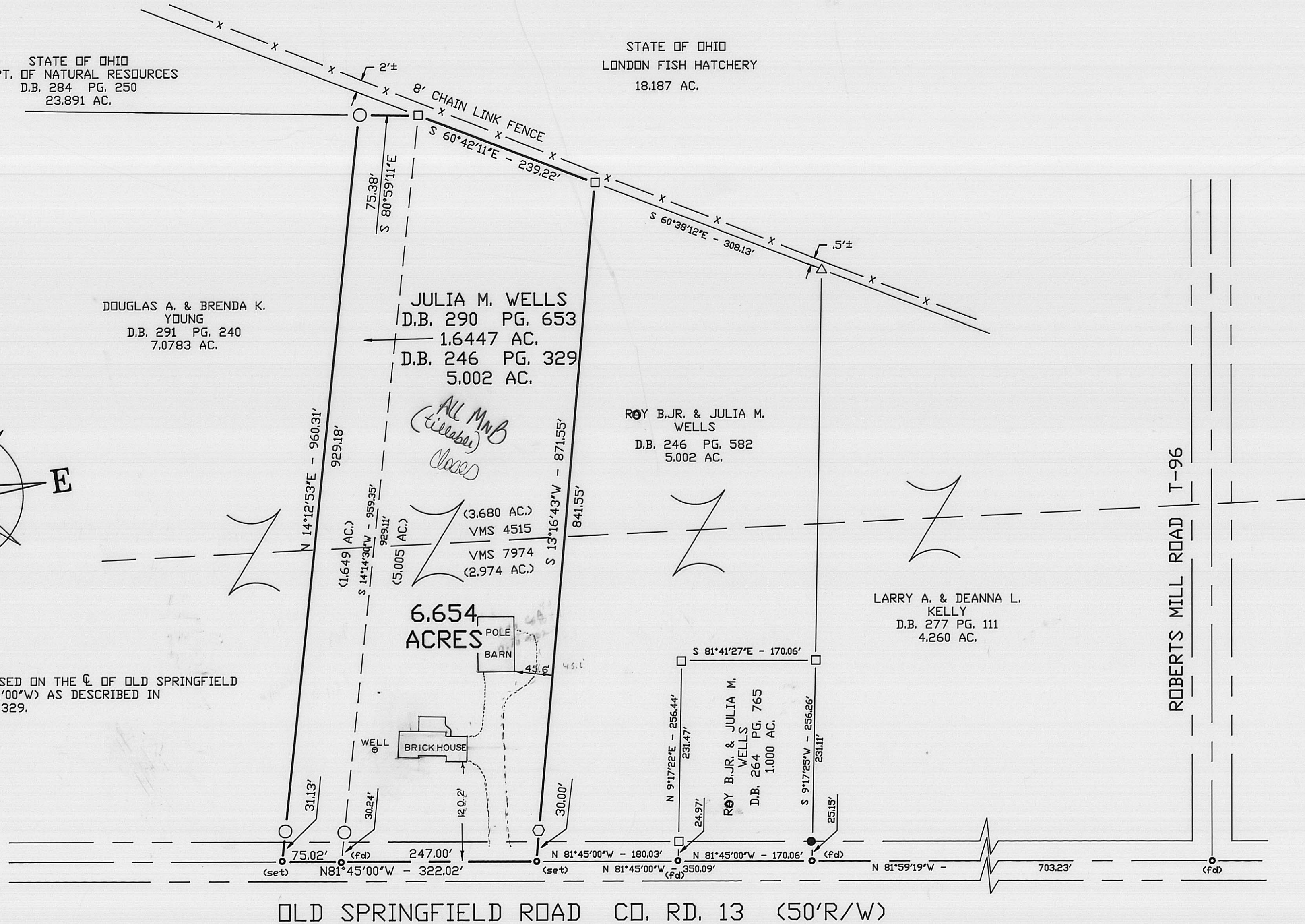
ROY B. JR. & JULIA M.
WELLS
D.B. 246 PG. 582
5,002 AC.

LARRY A. & DEANNA L.
KELLY
D.B. 277 PG. 111
4,260 AC.

6.654
ACRES



BEARINGS BASED ON THE C OF OLD SPRINGFIELD
ROAD (N81°45'00"W) AS DESCRIBED IN
D.B. 246 PG. 329.



LEGEND

- 1" IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" FOUND
- 5/8" REBAR & AL. CAP STAMPED "NEB 5969" FOUND
- △ RECORD CORNER STONE (FOUND)
- 4" CONC. MONUMENT FOUND
- 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.
VMS LINE SCALE FROM TAX MAP



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

James R. Cottrill DATE: 4-28-95

JAMES R. COTTRILL P.S.

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

6.654 ACRES, VMS 4515 & 7974,
UNION TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR JULIA WELLS

DATE DRAWN:
4-27-95
JOB # S950417
F. B. #10

SCALE: 1" = 100'
100' 50' 0 100'

95-95

The following 6.654 acre tract is situated in the State of Ohio, Madison County, Union Township, V. M.S. 4515 and 7974, and being all of a 5.002 acre tract conveyed to Julia M. Wells by Deed Book 246 Page 329 and also all of a 1.6447 acre tract conveyed to Julia M. Wells by Deed Book 290 Page 653 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Old Springfield Road (County Road 13) (50 foot right-of-way) said PK nail is at the Southeast corner of said 5.002 acre tract and at the Southwest corner of 5.002 acre tract conveyed to Ray B. Jr. and Julia M. Wells by Deed Book 246 Page 582 said PK nail bears North 81 deg. 45 min. 00 sec. West a distance of 350.09 feet and North 81 deg. 59 min. 19 sec. West a distance of 703.23 feet from a PK nail found at the centerline intersection of said Old Springfield Road with the centerline of Roberts Mill Road (Township road 96);

Thence, with the centerline of Old Springfield Road North 81 deg. 45 min. 00 sec. West, passing the southern corner common to said 5.002 and 1.6447 acre tracts at 247.00 feet, a total distance of 322.02 feet to a PK nail set at the Southeast corner of a 7.0783 acre tract conveyed to Douglas A. and Brenda J. Young by Deed Book 291 Page 240;

Thence, with the East line of said 7.0783 acre tract North 14 deg. 12 min. 53 sec. East, passing a one inch iron pipe and yellow plastic cap stamped RET 6552 found at 31.13 feet, a total distance of 960.31 feet to a one inch iron pipe and yellow plastic cap stamped RET 6552 found at the Northeast corner of said 7.0783 acre tract and the South line of a 23.891 acre tract conveyed to the State of Ohio Department of Natural Resources by Deed Book 284 Page 250;

Thence, with said South line South 80 deg. 59 min. 11 sec. East a distance of 75.38 feet to a 5/8 inch diameter rebar and aluminum cap stamped NEB 5969 found at the Northwest corner of said 5.002 acre tract and in the South line of a 18.187 acre tract conveyed to the State of Ohio (London Fish Hatchery);

Thence, with said South line South 60 deg. 42 min. 11 sec. East a distance of 239.22 feet to a 5/8 inch diameter rebar and aluminum cap stamped NEB 5969 found at the northern corner common to said 5.002 acre and 5.002 acre tracts;

Thence, with the line between said 5.002 acre tracts South 13 deg. 16 min. 43 sec. West, passing an iron pin and cap set at 841.55 feet, a total distance of 871.55 feet to the point of beginning containing 6.654 acres more or less, of which 1.649 acres is all of said 1.6447 acre tract and 5.005 acres is all of said 5.002 acre tract;

Bearings are based on the centerline of Old Springfield Road (North 81 deg. 45 min. 00 sec. West) as described in Deed Book 246 Page 329.

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