

BEARINGS BASED ON THE \angle OF BOOKWALTER ROAD
(S 48°21'00"W) AS DESCRIBED IN D.B. 291 PG. 427.

COURSES

- ① N 1°53'40"W 88.70'
- ② N 27°09'43"E 56.80'
- ③ N 0°57'08"E 56.66'
- ④ N 33°34'21"W 81.66'
- ⑤ N 9°27'45"W 59.80'
- ⑥ N 47°07'58"W 53.14'
- ⑦ S 78°25'45"W 31.72'



DEED REFERENCE

ROBERT L. STOUGHTON
D.B. 260 PG. 319
D.B. 260 PG. 446
195.65 AC. (FIRST TRACT)

LEGEND

- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "RL 6106" FOUND
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

CALL BEFORE YOU DIG
1 800 362-2764
LOCATE AT&T EASEMENT
BEFORE LOCATING HOUSE

MAP# 104

4896



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 12-29-95

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

4.5942, 1.6215, & 1.5146 ACRES,
VMS 713 & 1093, STOKES TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR ROBERT STOUGHTON

DATE DRAWN: 12-29-95	SCALE: 1" = 100'		48-96
JOB # S951204 F. B. # 12			

MADISON CO.
FAYETTE CO.

CHRISTOPHER B. &
LAURIE A. WHITMAN
D.B. 291 PG. 427
1.9667 AC.

VMS 713
VMS 1093
VMS LINE SCALED
FROM TAX MAP

4.5942
ACRES

1.5146
ACRES

1.6215
ACRES

The following described 4.5942 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 713 and 1093, being part of a 195.65 acre tract (First Tract) conveyed to Robert L. Stoughton by Deed Book 260 Page 319 and Deed Book 260 Page 446, and being more particularly described as follows:

Beginning at a PK nail found at the Southeast corner of 1.9667 acre tract conveyed to Christopher B. & Laurie A. Whitman by Deed Book 291 Page 427 said Pk nail is in the centerline of Bookwalter Road (40 foot right-of-way) (County Road 78) said Pk nail bears North 48 deg. 21 min. 00 sec. East a distance of 104.37 feet from the intersection of said centerline with the Madison/Fayette County line;

Thence, along the North line of said 1.9667 acre tract the following 7 courses:

1) North 1 deg. 53 min. 40 sec. West passing a 5/8 inch rebar and yellow plastic stamped RLL 6106 found at 29.00 feet, a total distance of 88.70 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found

2) North 27 deg. 09 min. 43 sec. East a distance of 56.80 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found

3) North 00 deg. 57 min. 08 sec. East a distance of 56.66 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found

4) North 33 deg. 34 min. 21 sec. West a distance of 81.66 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found

5) North 9 deg. 27 min. 45 sec. West a distance of 59.80 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found

6) North 47 deg. 07 min. 58 sec. West a distance of 53.14 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found

7) South 78 deg. 25 min. 45 sec. West a distance of 31.72 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found at the Northwest corner of said 1.9667 acre tract

Thence, across said 195.65 acre tract the following two courses:

1) North 25 deg. 07 min. 34 sec. East a distance of 636.29 feet to an iron pin and cap set

2) South 67 deg. 22 min. 55 sec. East passing an iron pin and cap set at 288.52 feet, a total distance of 308.74 feet to a PK nail set in the centerline of Bookwalter Road

Thence, with said centerline the following three courses:

1) South 31 deg. 07 min. 44 sec. West a distance of 456.40 feet to a railroad spike set at an angle point in said centerline

2) South 24 deg. 48 min. 57 sec. West a distance of 421.59

feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found at an angle point in said centerline

3) South 48 deg. 21 min. 00 sec. West a distance of 55.15 feet returning to the point of beginning containing 4.5942 acres more or less.


Subject to a 30 foot ATT easement recorded in Volume 193 Page 85-86.

Bearings are based on the centerline of Bookwalter Road (South 48 deg. 21 min. 00 sec. West) as described in Deed Book 291 Page 427.

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 Dec. 12 1995 by James R. Cottrill registration #6858.


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

The following described 1.6215 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 713 and being part of a 195.65 acre tract (first tract) conveyed to Robert L. Stoughton by Deed Book 260 Page 319 and Deed Book 260 Page 446 and being more particularly described as follows:

Beginning at the intersection of the Madison/Payette County line with the centerline of Bookwalter Road (County Road 78) (40 foot right-of-way);

Thence, with the centerline of said road the following four courses:

- 1) North 48 deg. 21 min. 00 sec. East a distance of 104.37 feet to a PK nail found
- 2) North 48 deg. 21 min. 00 sec. East a distance of 55.15 feet to a 5/8 inch rebar and yellow plastic cap stamped RLL 6106 found
- 3) North 24 min. 48 sec. 57 sec. East a distance of 421.59 feet to a railroad spike set
- 4) North 31 deg. 07 min. 44 sec. East a distance of 456.40 feet to a pk nail set at the true point of beginning;

Thence, continuing with the centerline of Bookwalter Road North 31 deg. 07 min. 44 sec. East a distance of 225.00 feet to a Pk nail set in said centerline;

Thence, across said 195.65 acre tract the following three courses:

- 1) North 67 deg. 22 min. 55 sec. West passing an iron pin and cap set at 20.22 feet, a total distance of 326.11 feet to an iron pin and cap set
- 2) South 25 deg. 42 min. 42 sec. West a distance of 223.09 feet to an iron pin and cap set
- 3) South 67 deg. 22 min. 55 sec. East passing an iron pin and cap set at 288.52 feet a total distance of 308.74 feet returning to the true point of beginning containing 1.6215 acres more or less.

With the benefit of a 20 foot drainage easement said 20 foot drainage easement is tangent to an right of the following described baseline:

Beginning at an iron pin and cap set at the northern most corner of the here-in-above described 1.6215 acre tract;

Thence, along the Northwest line of said 1.6215 acre tract South 26 deg. 42 min. 42 sec. West a distance of 25.00 feet;

Thence, South 87 deg. 00 min. West a distance of 175 feet to the centerline of Paint Creek and the western terminous of said drainage easement

Said 1.6215 acre tract is also subject to a 30 foot A.T.T. easement Vol 193 Page 85-86 and a 12 foot ingress easement also conveyed to A.T.T. Vol 199 Page 410.

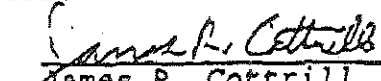
Bearings are based on the centerline of Bookwalter Road

(South 48 deg. 21 min. 00 sec. West) as described in Deed Book 291 Page 427.

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 Dec. 12 1995 by James R. Cottrill registration #6858.


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

The following described 1.5146 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 713, and being part of a 195.65 acre tract (First Tract) conveyed to Robert L. Stoughton by Deed Book 260 Page 319 and Deed Book 260 Page 446 and being more particularly described as follows:

Beginning at the intersection of the centerline of Bookwalter Road (40 foot right-of-way) (County Road 78) with the Madison/Fayette County line;

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

1) North 48 deg. 21 min. 00 sec. East a distance of 104.37 feet to a PK nail found corner to a 1.9667 acre tract conveyed to Christopher B. and Laurie A. Whitman by Deed Book 291 Page 427

2) North 48 deg. 21 min. 00 sec. East a distance of 55.15 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped RLL 6106 found

3) North 24 deg. 48 min. 57 sec. East a distance of 421.59 feet to a railroad spike set

4) North 31 deg. 07 min. 44 sec. East a distance of 456.40 feet to a PK nail set

5) North 31 deg. 07 min. 44 sec. East a distance of 225.00 feet to a PK nail set at the true point of beginning

Thence, across said 195.65 acre tract the following three courses:

1) North 67 deg. 22 min. 55 sec. West passing an iron pin and cap set at 20.22 feet a total distance of 326.11 feet to an iron pin and cap set

2) North 26 deg. 52 min. 18 sec. East a distance of 198.34 feet to an iron pin and cap set

3) South 67 deg. 22 min. 55 sec. East, passing an iron pin and cap set at 320.78 feet, a total distance of 341.00 feet to a railroad spike set in said centerline;

Thence, with said centerline South 31 deg. 07 min. 44 sec. West a distance of 200.00 feet returning to the true point of beginning containing 1.5146 acres more or less.

With the benefit of a 20 foot drainage easement said drainage easement being tangent to and 20 feet right of the following described baseline

Beginning at a point in the Northwest line of the here-in-above described 1.5146 acre tract said point bears North 26 deg. 52 min. 18 sec. East a distance of 25.00 feet from an iron pin and cap previously set at the western most corner of said 1.5146 acre tract;

Thence, with the Northwest line of said 1.5146 acre tract South 26 deg. 52 min. 18 sec. West passing the western most corner of said 1.5146 acre tract at 25.00 feet, a total distance of 50.00 feet


Thence, South 87 deg. West a distance of 175 feet to a point in the centerline of Paint Creek and being the Western terminous of said 20 foot drainage easement;

Bearings are based on the centerline of Bookwalter Road (South 48 deg. 21 min. 00 sec. West) as described in Deed Book 291 Page 427.

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".

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