

DEED REFERENCE  
 EDWIN R. & PATRICIA L. MASON  
 D.B. 236 PG. 380  
 39.661

- LEGEND**
- 1/2" IRON PIPE (FOUND)
  - T 3/4" IRON TEE BAR & CAP (FOUND)
  - 5/8" DIA. REBAR (FOUND)
  - △ WOOD POST (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.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
 James R. Cottrill DATE: 2-20-96

70-96

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

20.000 ACRES, 10.000 ACRES, 9.664 ACRES  
 VMS 12140-12595-12196  
 PLEASANT TOWNSHIP, MADISON COUNTY, OHIO  
 SURVEYED FOR THE VILLAGE OF MOUNT STERLING

DATE DRAWN: 1-23-96	SCALE : 1" = 200'	70-96
JOB # S960105 F. B. # 12	200' 100' 0 200'	

Description of 20.0000 acre tract  
Surveyed for Village of Mt. Sterling

The following 20.0000 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 12140, 12595-12196 and being part of a 29.77 acre tract (Tract 1) and all of a 10 acre tract (Tract 2) both conveyed to Edwin R. and Patricia L. Mason by Deed Book 236 Page 380 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of State Route 207 (60 foot right-of-way) said PK nail is at the Southeast corner of a 0.519 acre tract conveyed to Chester T. and Linda S. Climans by Deed Book 229 Page 62 said PK nail is also the Northeast corner of said 10 acre tract;

Thence, with the South line of said 0.519 acre tract North 82 deg. 03 min. 09 sec. West passing a 3/4 inch T bar at 28.24 feet, a total distance of 195.40 feet, to a 8 inch wood fence post found at the Southwest corner of said 0.519 acre tract;

Thence, with the West line of said 0.519 acre tract and also the West line of a 0.519 acre tract conveyed to Charles W. and Carolyn S. Sanders by Deed Book 236 Page 298 North 10 deg. 52 min. 03 sec. East passing the west corner common to both 0.519 acre at 99.01 feet, a total distance of 270.86 feet to a 9 inch diameter wood fence post found in the South line of a 11.040 acre tract conveyed to William Stoer by Deed Book 297 Page 54;

Thence, with the Southwest line of said 11.040 acre tract North 54 deg. 03 min. 42 sec. West a distance of 282.46 feet to a 11 inch diameter wood fence post found at the eastern most corner of a 4.119 acre tract conveyed to Thomas A. and Iva Jean Whiteside by Deed Book 202 Page 266;

Thence, with the Southeast line of said 4.119 acre tract and the Southeast line of O.L. Near Subdivision as shown in Plat Book 1 Page 306 also the Southeast line of a 0.71 acre tract conveyed to C.E. and R.G. Joslin by Deed 142 Page 353 also with the Southeast line of 2.871 acre tract conveyed to C.E. and R.G. Joslin by Deed Book 142 Page 38 South 36 deg. 28 min. 18 sec. West, passing an iron pin found at 377.62 feet, a total distance of 693.16 feet to a 13 inch diameter wood fence post found at the southern most corner of said 2.871 acre tract also being the western most corner of said 10 acre tract (Tract 2);

Thence, with the line between said 10 acre and 29.77 acre tract South 53 deg. 52 min. 36 sec. East a distance of 65.35 feet to an iron pin and cap set;

Thence, across said 29.77 acre tract South 36 deg. 17 min. 52 sec. West a distance of 628.45 feet to an iron pin and cap set in the Northeast line of a 32.47 acre tract conveyed to Glendale Stock Farms, Inc. by Deed Book 165 Page 291;

Thence, with said line South 54 deg. 17 min. 00 sec. East a distance of 378.33 feet to a 15 inch wood fence post found at the eastern most corner of said 32.47 acre tract and in the line between V.M.S. 12140 and V.M.S. 12595-12196;

Thence, with a new line across said 29.77 acre tract North 83 deg. 59 min. 15 sec. East, passing an iron pin and cap set at 691.83 feet, a total distance of 721.83 feet to a PK nail set in the centerline of State Route 207;

Thence, with said centerline North 5 deg. 36 min. 11 sec.

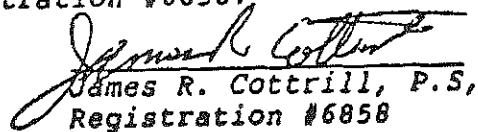
East passing the eastern corner common to said 29.77 and 10 acre tracts at 164.25 feet, a total distance of 792.67 feet to the point of beginning containing 20.0000 acres more or less of which 9.989 acres is all of said 10 acre tract (Tract 2) and 10.011 acres is from said 29.77 acre tract and 11.643 acres is from said V.M.S. 12140 and 8.357 acres is from said V.M.S. 12595-12196.

Bearings are based on the centerline of State Route 207 (North 5 deg. 36 min. 11 sec. East) as described in Deed Book 236 Page 380.

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 Jan. 23 1996 by James R. Cottrill registration #6858.

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

Description of 10.0000 acre tract  
Surveyed for Kehl

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 12140 and being part of a 29.77 acre tract (Tract 1) conveyed to Edwin R. and Patricia L. Mason by Deed Book 236 Page 380 and being more particularly described as follows:

Beginning at a Pk nail set in the centerline of U.S. 62 /State Route 3 said Pk nail being the Northwest corner of said 29.77 acre tract and the western most corner of a 2.871 acre tract conveyed to C.E. and R.G. Joslin by Deed Book 142 Page 38;

Thence, with the Southwest line of said 2.871 acre tract South 53 deg. 52 min. 36 sec. East, passing an iron pin and cap set at 39.60 feet, and also passing a 13 inch diameter wood fence post found at 625.10 feet, a total distance of 690.45 feet to an iron pin and cap set;

Thence, with a new line across said 29.77 acre tract South 36 deg. 17 min. 52 sec. West a distance of 628.45 feet to an iron pin and cap set in the Northeast line of 32.47 acre tract conveyed to Glendale Stock Farms, Inc. by Deed Book 165 Page 291;

Thence, with said Northeast line North 54 deg. 17 min. 00 sec. West, passing a 1/2 inch iron pipe found at 651.03 feet, a total distance of 690.48 feet to a PK nail set in said centerline of U.S. 62/State Route 3;


Thence, with said centerline North 36 sed. 17 min. 52 sec. East a distance of 633.35 feet to the point of beginning containing 10.0000 acres more or less.

Bearings are based on the centerline of State Route 207 (North 5 deg. 36 min. 11 sec. East) as described in Deed Book 236 Page 380.

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 Jan. 23 1996 by James R. Cottrill registration #6858.

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

9.664 acres  
Surveyed for Ed Mason

The following described 9.664 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12595-12196, and being part of a 39.661 acre tract conveyed to Edwin R. and Patricia L. Mason by Deed book 236 page 380 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of State Route 207 (60 ft. right-of-way) said nail is at the southeast corner of said 39.661 acre tract also being the northeast corner of a 27.33 acre tract conveyed to Diana and Susan Jones by Deed book 274 Page 715;

Thence, with the north line of said 27.33 acre tract, North 86 deg. 52 min. 56 sec. West, passing a three-quarter inch iron tee bar and cap found at 29.25 ft., a total distance of 970.64 feet to a three-quarter inch iron tee bar and cap found in the southeast line of a 32.47 acre tract conveyed to Glendale Stock Farms, Inc. by Deed book 165 Page 291, said tee bar is also in the line between VMS 12140 and 12595-12196;

Thence, with said line, North 35 deg. 03 min. 24 sec. East a distance of 534.22 feet to an iron pin and cap set;

Thence, with the new line across said 39.661 acre tract, North 83 deg. 59 min. 15 sec. East, passing an iron pin and cap set at 691.83 feet, a total distance of 721.83 feet to a PK nail set in the centerline of said state Route 207;

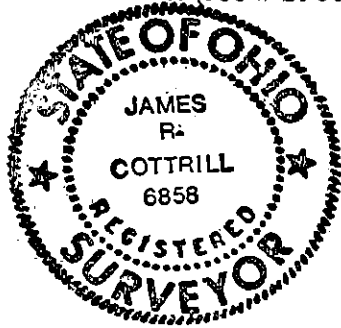
Thence, with said centerline, South 05 deg. 36 min. 11 sec. West a distance of 568.42 feet returning to the point beginning containing 9.664 acres more or less.

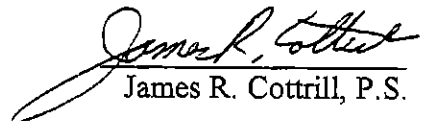
Bearings are based on the centerline of State Route 207 (North 5 deg. 36 min. 11 sec. East) as described in Deed Book 236 Page 380.

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 February 10, 2003 by James R. Cottrill registration #6858. (Job # S960105a)



  
James R. Cottrill, P.S.