

BEARINGS ARE BASED ON THE C
OF OLD XENIA ROAD (S 82°15'E)
AS DESCRIBED IN DB. 253 PG. 772

DEED REFERENCE
RAYMOND E. & LOIS E. TOOPS
103.6540 ACRES
DB. 253 PG. 772

RAYMOND E. & LOIS E. TOOPS
76.046 ACRES
DB. 253 PG. 743

LEGEND

- 3/4" IRON PIPE (FOUND)
- ☆ 1/2" IRON PIPE AND YELLOW PLASTIC CAP STAMPED "RET. 6552" (FOUND)
- 5/8" SOLID IRON PIN AND ALUMINUM CAP (FOUND)
- ⊙ 3" METAL FENCE POST (FOUND)
- MONUMENT BOX (FOUND)
- ⊠ IRON PIN (FOUND)
- △ WOOD FENCE POST (FOUND)
- RAIL ROAD SPIKE
- MAG. NAIL (SET)
- 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

23.6053, 20.0096, 20.0206, 20.0095, & 20.0101 ACRES, VMS. 4387, PAINT TOWNSHIP, MADISON COUNTY, STATE OF OHIO, SURVEYED FOR RAYMOND TOOPS.

DATE DRAWN: 7-22-96	SCALE: 1" = 200'	74 - 96
JOB # S960713 F. B. # 13	200' 100' 0 200'	

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 7-23-96

74-96

The following described 23.6053 acre tract is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 4387, and being part of a 103.6540 acre tract conveyed to Raymond E. and Lois E. Toops by Deed Book 253 Page 772 and being more particularly described as follows:

Beginning at a iron pin found in the centerline of State Route 38 (60 foot right-of-way) said iron pin is at the northwest corner of a 4.500 acre tract conveyed to Cheryl and Dale E. Brown by Official Record 4 Page 82;

Thence, with the centerline of State Route 38 North 3 deg. 44 min. 06 sec. East a distance of distance of 313.08 feet to a point in said centerline;

Thence, across said 103.654 acre tract South 82 deg. 31 min. 39 sec. East, passing an iron pin and cap set at 30.00 feet, a total distance of 2092.08 feet to an iron pin and cap set in the West line of a 76.046 acre tract conveyed to Raymond E. and Lois E. Toops by Deed Book 253 Page 743;

Thence, with said West line South 3 deg. 56 min. 51 sec. West a distance of 296.11 feet to a nail set in top of wood fence post found at the northeast corner of a 16.1638 acre tract conveyed to Wayne E. and Nancy Henry by Deed Book 279 Page 392.

Thence, with the North line of said 16.1638 acre tract South 78 deg. 37 min. 17 sec. West a distance of 350.87 feet to a 1/2 inch iron pipe and yellow plastic cap stamped RET 6552 found at the Northeast corner of a 19.2912 acre tract conveyed to Virgil L. and Anita Barker by Deed Book 279 Page 390;

Thence, with the North line of said 19.2912 acre tract the following two courses:

- 1) South 79 deg. 41 min. 28 sec. West a distance of 985.53 feet to an iron pin and cap set
- 2) North 83 deg. 29 min. 03 sec. West a distance of 328.77 feet to a 3/4 inch iron pipe found at the southeast corner of said Brown's 4.500 acre tract;

Thence, with said 4.500 acre tract the following two courses:

- 1) North 3 deg. 52 min. 48 sec. East a distance of 433.14 feet to a 3/4 inch iron pipe found
- 2) North 86 deg. 08 min. 51 sec. West, passing an iron pipe found at 431.02 feet, a total distance of 464.44 feet returning to the point of beginning containing 23.6053 acres more or less.

Bearings are based on the centerline of Old Xenia Road (South 82 deg. 15 min. East) as described in Deed Book 253 Page 772.

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 July 22 1996 by James R. Cottrill registration #6858.

Description of 20.0206 acre tract
Surveyed for Raymond Toops

The following described 20.0206 acre tract is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 4387, and being part of a 103.6540 acre tract conveyed to Raymond E. and Lois E. Toops by Deed Book 253 Page 772 and being more particularly described as follows:

Beginning at a centerline monument assembly found at the intersection of the centerline of State Route 38 (60 foot right-of-way) with the centerline of Old Xenia Road ;

Thence, with the centerline of State Route 38 the following two courses:

1) South 9 deg. 35 min. 39 sec. West a distance of 533.32 feet to a centerline monument assembly found at an angle point in said centerline

2) South 19 deg. 31 min. 29 sec. West a distance of 429.71 feet to the true point of beginning;

Thence, across said 103.6540 acre tract the following three new lines:

1) South 82 deg. 31 min. 39 sec. East, passing an iron pin and cap set at 30.00 feet, a total distance of 1448.16 feet to an iron pin and cap set

2) South 4 deg. 15 min. 00 sec. West a distance of 587.47 feet to an iron pin and cap set

3) North 82 deg. 31 min. 39 sec. West passing an iron pin and cap set at 1461.39 feet, a total distance of 1491.39 feet to the centerline of State Route 38;

Thence, with said centerline the following two courses:

1) North 3 deg. 44 min. 06 sec. East a distance of 413.44 feet to an angle point in said centerline

2) North 19 deg. 31 min. 29 sec. East a distance of 177.91 feet returning to the true point of beginning containing 20.0206 acres more or less.

Subject to and with the benefit of a 20 foot drainage easement:

Said drainage easement is tangent to an 20 feet right of the following described baseline:

Beginning at an iron pin and cap set said iron pin and cap bears South 82 deg. 15 min. 00 sec. East a distance of 1285.39 feet and South 4 deg. 15 min. 00 sec. West a distance of 948.47 feet from a centerline monument box found at the centerline intersection of Old Xenia Road with the centerline of State Route 38;

Thence, across Toops 103.6540 acre tract South 4 deg. 15 min. 00 sec. West a distance of 587.47 feet to an iron pin and cap set;

Thence, South 82 deg. 31 min. 39 sec. East a distance of 568.90 feet to an iron pin and cap set;

Thence, South 45 deg. 00 min. 00 sec. East a distance of 47.52 feet to an iron pin and cap set;

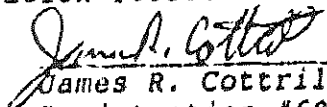
Thence, South 5 deg. 33 min. 29 sec. West passing an iron pin and cap set on the North bank of Walnut Run at 71.07 feet, a total distance of 91.07 feet to the southern terminous of said 20 foot drainage easement;

Bearings are based on the centerline of Old Xenia Road (South 82 deg. 15 min. East) as described in Deed Book 253 Page 772.

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 July 22 1996 by James R. Cottrill registration #6858.


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

Description of 20.0101 acre tract
Surveyed for Raymond Toops

The following described 20.0101 acre tract is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 4387, and being part of a 103.6540 acre tract conveyed to Raymond E. and Lois E. Toops by Deed Book 253 Page 772 and being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of Old Xenia Road (50 foot right-of-way) said magnetic nail bears South 82 deg. 15 min. 00 sec. East a distance of 1285.39 feet, from a centerline monument assembly found at the centerline intersection of Old Xenia Road with the centerline of State Route 38;

Thence, with the centerline of Old Xenia Road South 82 deg. 15 min. 00 sec. East a distance of 569.07 feet to a iron pin found at the northwest corner of a 76.046 acre tract conveyed to Raymond E. and Lois E. Toops by Deed Book 253 Page 743;

Thence, with the West line of said 76.046 acre tract South 4 deg. 15 min. 00 sec. West, passing a 3 inch metal fence post found at 25.33 feet, a total distance of 1533.18 feet to an iron pin and cap set;

Thence, across said 103.6540 acre tract the following two new courses:

1) North 82 deg. 31 min. 39 sec. West a distance of 568.90 feet to an iron pin and cap set

2) North 4 deg. 15 min. 00 sec. East, passing an iron pin and cap set at 587.47 feet, also passing an iron pin and cap set at 1510.94 feet, a total distance of 1535.94 feet returning to the point of beginning containing 20.0101 acres more or less.

With the benefit of a 20 foot drainage easement:

Said drainage easement is tangent to an 20 feet right of the following described baseline:

Beginning at an iron pin and cap set said iron pin and cap bears South 82 deg. 15 min. 00 sec. East a distance of 1285.39 feet and South 4 deg. 15 min. 00 sec. West a distance of 948.47 feet from a centerline monument box found at the centerline intersection of Old Xenia Road with the centerline of State Route 38;

Thence, across Toops 103.6540 acre tract South 4 deg. 15 min. 00 sec. West a distance of 587.47 feet to an iron pin and cap set;

Thence, South 82 deg. 31 min. 39 sec. East a distance of 568.90 feet to an iron pin and cap set;

Thence, South 45 deg. 00 min. 00 sec. East a distance of 47.52 feet to an iron pin and cap set;

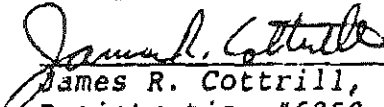
Thence, South 5 deg. 33 min. 29 sec. West passing an iron pin and cap set on the North bank of Walnut Run at 71.07 feet, a total distance of 91.07 feet to the southern terminous of said 20 foot drainage easement;

Bearings are based on the centerline of Old Xenia Road (South 82 deg. 15 min. East) as described in Deed Book 253 Page 772.

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 July 22 1996 by James R. Cottrill registration #6858.


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

Situated in the State of Ohio, County of Madison and in the Township of Paint:

V.M.S. 4387, being part of a 103.6540 acre tract conveyed to Raymond E. and Lewis E. Troop by Deed Book 253, page 772 and being more particularly described as follows:

Beginning at an iron pin found at the Northwest corner of a 4.500 acre tract conveyed to Cheryl and Dale E. Brown by Official Record 4, page 82 said iron pin is also in the centerline of State Route 38;

Thence, with the centerline of State Route 38 North $3^{\circ} 44' 06''$ East a distance of 313.08 feet to a point of beginning of this survey;

Thence, continuing with the centerline of State Route 38 North $3^{\circ} 44' 06''$ East a distance of 417.52 feet to a point in said centerline;

Thence, across said 103.6540 acre tract South $82^{\circ} 31' 39''$ East passing an iron pin and cap set at 30.00 feet, also passing an iron pin and cap set at 1491.39 feet, a total distance of 2060.29 feet, a total distance of 2060.29 feet to an iron pin and cap set corner to a 76.046 acre tract conveyed to Raymond E. and Lois E. Toops by deed Book 253, page 743;

Thence, with said 76.046 acre tract the following three lines:

- 1) South $45^{\circ} 00' 00''$ East a distance of 47.52 feet to an iron pin and cap set
- 2) South $05^{\circ} 33' 29''$ West passing an iron pin and cap set on the North bank of Walnut Run at 71.07 feet, a total distance of 91.07 feet to a point in said Walnut Run;
- 3) South $3^{\circ} 56' 51''$ West a distance of 297.23 feet to an iron pin and cap set;

Thence, across said 103.6540 acre tract North $82^{\circ} 31' 39''$ West, passing an iron pin and cap set at 2062.08 feet, a total distance of 2092.08 feet returning to the true point of beginning containing 20.0096 acres more or less.

Subject to a 20 foot drainage easement;

Said drainage easement is tangent to an 20 feet right of the following described baseline:

Beginning at an iron pin and cap set said iron pin and cap bears South $82^{\circ} 15' 00''$ East a distance of 1285.39 feet and South $4^{\circ} 15' 00''$ West a distance of 948.47 feet from a centerline monument box found at the centerline intersection of Old Xenia Road with the centerline of State Route 38;

Thence, across Toops 103.6540 acre tract South $4^{\circ} 15' 00''$ West a distance of 587.47 feet to an iron pin and cap set;

Thence, South $82^{\circ} 31' 39''$ East a distance of 568.90 feet to an iron pin and cap set;

Thence, South $45^{\circ} 00' 00''$ East a distance of 47.52 feet to an iron pin set;

Thence, South $5^{\circ} 33' 29''$ West passing an iron pin and cap set on the North bank of Walnut Run at 71.07 feet, a total distance of 91.07 feet to the southern terminus of said 20 foot drainage easement;

Description of 20.0095 acre tract
Surveyed for Raymond Toops

The following described 20.0095 acre tract is situated in the State of Ohio, Madison County, Paint Township, V.M.S. 4387, and being part of a 103.6540 acre tract conveyed to Raymond E. and Lois E. Toops by Deed Book 253 Page 772 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Old Xenia Road (50 foot right-of-way) being corner to said 103.6540 acre tract also being the northeast corner of a 9.34 acre tract conveyed to Linda L. and Paul F. Green by Deed Book 296 Page 883 said railroad spike bears South 82 deg. 15 min. 00 sec. East a distance of 845.75 feet from the centerline monument assembly found at the centerline intersection of Old Xenia Road with the centerline of State Route 38;

Thence, with the centerline of Old Xenia Road South 82 deg. 15 min. 00 sec. East a distance of 439.64 feet to a magnetic nail set in said centerline;

Thence, across said 103.6540 acre tract the following two courses:

1) South 4 deg. 15 min. 00 sec. West, passing an iron pin and cap set at 25.00 feet, a total distance of 948.47 feet to an iron pin and cap set

2) North 82 deg. 31 min. 39 sec. West, passing an iron pin and cap set at 1418.16 feet, a total distance of 1448.16 feet to a point in the centerline of State Route 38;

Thence, with said centerline the following two courses:

1) North 19 deg. 31 min. 29 sec. East a distance of 429.71 feet to a centerline monument assembly found

2) North 9 deg. 35 min. 39 sec. East a distance of 42.12 feet to the southwest corner of said Green's 9.34 acre tract;

Thence, with said 9.34 acre tract the following two courses:

1) South 85 deg. 14 min. 14 sec. East, passing a 3 inch metal fence post found at 31.85 feet, also passing a 5/8 inch solid iron pin and aluminium cap found at 717.83 feet, a total distance of 896.52 feet to a wood fence post found at the southeast corner of said 9.34 acre tract

2) North 3 deg. 24 min. 21 sec. East passing a wood fence post found at 419.82 feet, a total distance of 445.50 feet returning to the point of beginning containing 20.0095 acres more or less.

With the benefit of a 20 foot drainage easement:

Said drainage easement is tangent to an 20 feet right of the following described baseline:

Beginning at an iron pin and cap set said iron pin and cap bears South 82 deg. 15 min. 00 sec. East a distance of 1285.39 feet and South 4 deg. 15 min. 00 sec. West a distance of 948.47 feet from a centerline monument box found at the centerline intersection of Old Xenia Road with the centerline of State Route 38;

Thence, across Toops 103.6540 acre tract South 4 deg. 15 min.

00 sec. West a distance of 587.47 feet to an iron pin and cap set;

Thence, South 82 deg. 31 min. 39 sec. East a distance of 568.90 feet to an iron pin and cap set;

Thence, South 45 deg. 00 min. 00 sec. East a distance of 47.52 feet to an iron pin and cap set;

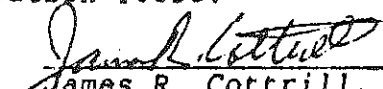
Thence, South 5 deg. 33 min. 29 sec. West passing an iron pin and cap set on the North bank of Walnut Run at 71.07 feet, a total distance of 91.07 feet to the southern terminous of said 20 foot drainage easement;

Bearings are based on the centerline of Old Xenia Road (South 82 deg. 15 min. East) as described in Deed Book 253 Page 772.

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 July 22 1996 by James R. Cottrill registration #6858.


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