



SOUTHERN OHIO BANK, TRUSTEE  
D.B. 236 PG. 331  
284.06 AC.

FLORENCE M. FALLER ETAL  
D.B. 274 PG. 618  
76.33 AC.

ROBERT O. & BRENDA  
BARTON JT. LVS  
D.B. 276 PG. 151  
5.1290 AC.

RICHARD A. CLARK &  
ROBERT O. BARTON  
D.R. 8 PG. 834  
50.0758 AC.

49.6354 ACRES  
(BY THIS SURVEY)

ROBERT R. & PATRICIA A.  
BELL JT. LVS.  
D.B. 283 PG. 206  
7.8310 AC.

RICHARD D. & DONA B.  
BENTLY JT. LVS  
D.B. 284 PG. 361  
4.0377 AC.

RICHARD D. & DONA B.  
BENTLY JT. LVS  
D.R. 8 PG. 590  
2.6272 AC.

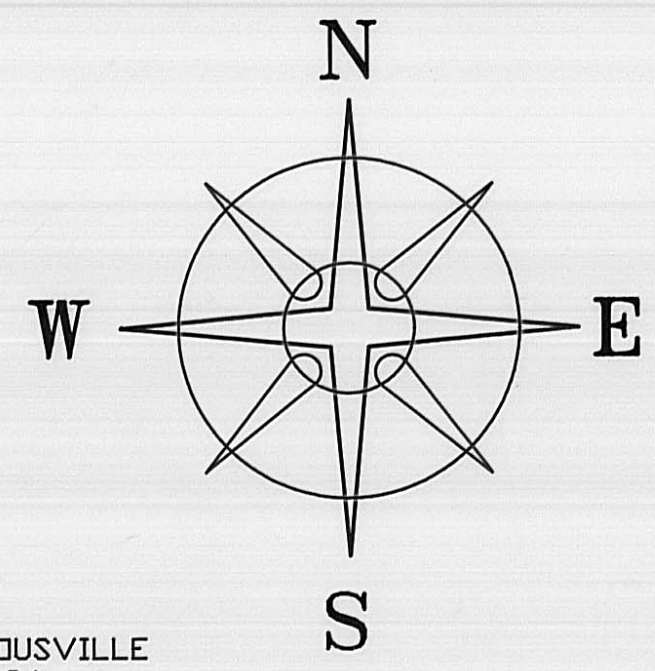
ROBERT R. & PATRICIA A.  
BELL JT. LVS.  
D.B. 272 PG. 563  
7.3790 AC.

LEGEND

- 10"Ø WOOD FENCE POST
- 5/8"Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGR & SURVEYING" (FD)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

SOUTHERN OHIO BANK, TRUSTEE  
D.B. 236 PG. 331  
284.06 AC.



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

49.6354 ACRES, VMS 6654,  
JEFFERSON TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR ROBERT BARTON.

BEARINGS BASED ON THE C OF WEST JEFFERSON - KIDUSVILLE ROAD (S 37°30'W) AS DESCRIBED IN D.R. 8 PG. 834.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 1-31-96

DATE DRAWN: 1-31-96	SCALE: 1" = 200'	75 - 96
JOB # S960113 F. B. # 12	200' 100' 0 200'	



Description of 49.6354 Acre Tract  
Surveyed for Robert Barton

The following described 49.6354 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 6654, and being all of a 50.0758 acre tract conveyed to Richard A. Clark and Robert O. Barton by Official Record 8 Page 834 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson-Kiousville Road (45 foot right-of-way) said railroad spike is at the Southeast corner of a 5.1290 acre tract conveyed to Robert O. and Drona Barton Jt. lvs. by Deed Book 276 Page 151 said spike also being the Northeast corner of said 50.0758 acre tract;

Thence, with the centerline of West Jefferson-Kiousville Road South 37 deg. 30 min. 00 sec. West a distance of 354.82 feet to a railroad spike found in said centerline at the Northeast corner of a 4.0377 acre tract conveyed to Richard D. and Donna B. Bentley by Deed Book 284 Page 361;

Thence, with said 4.0377 acre tract the following four lines:

1) North 58 deg. 10 min. 05 sec. West, passing an iron pin and cap previously set at 25.00 feet, a total distance of 233.00 feet to an iron pin and cap previously set;

2) North 74 deg. 23 min. 48 sec. West a distance of 377.49 feet to an iron pin and cap previously set;

3) South 6 deg. 24 min. 56 sec. West a distance of 273.70 feet to an iron pin and cap previously set;

4) South 00 deg. 21 min. 00 sec. West a distance of 80.24 feet to an iron pin and cap previously set at the Northeast corner of 7.8310 acre tract conveyed to Robert R. and Patricia A. Bell by Deed Book 283 Page 206;

Thence, with said 7.8310 acre tract the following two courses:

1) South 84 deg. 54 min. 12 sec. West a distance of 800.73 feet to an iron pin and cap previously set

2) South 2 deg. 38 min. 44 sec. West a distance of 810.87 feet to an iron pin and cap set in the North line of a 204.06 acre tract conveyed to Southern Ohio Bank Trustee by Deed Book 236 Page 331;

Thence, with said 204.06 acre tract the following two courses:

1) South 84 deg. 32 min. 39 sec. West a distance of 919.22 feet to a corner stone found

2) North 9 deg. 21 min. 34 sec. West a distance of 1075.59 feet to a 10 inch diameter wood fence post found corner to V.M.S. 6654 and V.M.S. 10585;

Thence, continuing with a line of 204.06 acre tract and the line between V.M.S. 6654 and V.M.S. 10585 North 63 deg. 23 min. 31 sec. East a distance of 1101.62 feet to an iron pin and cap set at the Southwest corner of 76.33 acre tract conveyed to Florence M. Faller Etal. by Deed Book 274 Page 610 said iron pin and cap is also corner to said V.M.S. 6654 and V.M.S. 10585 and V.M.S. 8424;

Thence, with the South line of said 76.33 acre tract and the line between V.M.S. 0424 and V.M.S. 6654 North 84 deg. 55 min. 50 sec. East a distance of 749.64 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped Thomas Engineering and Surveying found at the Southwest corner of a 5.1290 acre tract conveyed to Robert O. and Brenda Barton by Deed Book 276 Page 151, said iron pin and cap is also corner to V.M.S. 6654 and V.M.S. 0424 and V.M.S. 0480;

Thence, with the line between said V.M.S. 6654 and 0480 and the South line of said 5.1290 acre tract North 85 deg. 08 min. 21 sec. East a distance of 405.74 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped Thomas Engineering and Surveying found;

Thence, with the South line of said 5.1290 acre tract South 62 deg. 17 min. 11 sec. East, passing a 5/8 inch diameter rebar and yellow plastic cap stamped Thomas Engineering and Surveying found at 582.34 feet, a total distance of 607.54 feet to the point of beginning containing 49.6354 acres more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (South 37 deg. 30 min. West) as described in Official Record 8 Page 034.

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 6658".

This description is based on a field survey performed Jan. 31 1996 by James R. Cottrill registration #6058.

  
James R. Cottrill, P.S.,  
Registration #6058