

BEARINGS BASED ON THE C. OF WEST JEFFERSON - KIOUSVILLE ROAD (S22°10'40"E) AS DESCRIBED IN O.R. 14 PG. 1078.

LEGEND

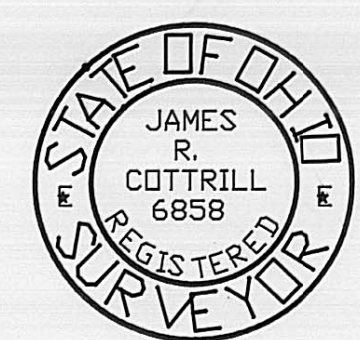
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 9" WOOD FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)

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

JAMES R. COTTRILL P.S.

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

PLAT OF
110.1942± & 45.2690± ACRES
VMS 12127, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DONALD PHILLIPS



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 9-05-97
JOB#S970901
F.B. #16

DATE: 9-05-97	SCALE: 1"=200'	CREW: JJ, BM
JOB#S970901	200' 100' 0' 200'	DWN. BY: RC
F.B. #16		CK. BY:

The following described 110.1942 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 12127, and being part of a 157.18 acre tract conveyed to Donald D. and Bonnie L. Phillips by Deed Book 278 Page 364 and being more particularly described as follows:

Beginning at railroad spike found at the centerline intersection of West Jefferson-Kiousville Road (County Road 22) with the centerline of Lilly Chapel-Opossum Run Road (County Road 72);

Thence, with the centerline of West Jefferson-Kiousville Road the following two courses:

- 1) North 28 deg. 22 min. 05 sec. East a distance of 63.14 feet to a angle point in said centerline
- 2) North 22 deg. 10 min. 40 sec. West, passing a railroad spike at 230.57 feet, a total distance of 1100.90 feet to a railroad spike set in said centerline at the true point of beginning of said 110.1942 acre tract

Thence, across said 157.18 acre tract the following two courses:

- 1) South 70 deg. 54 min. 47 sec. West, passing an iron pin and cap set at 17.93 feet, a total distance of 1640.46 feet to an iron pin and cap set
- 2) South 12 deg. 09 min. 54 sec. East a distance of 1124.16 feet to an iron pin and cap set in the North line of a 154.71 acre tract conveyed to Thelma Jean Bell by Official Record 17 Page 833;

Thence, with said North line South 82 deg. 09 min. 26 sec. West a distance of 2482.21 feet to a wood fence post found at the northwest corner of said 154.71 acre tract also being the southeast corner of a 91.13 acre tract conveyed to William E. and Florence A. Green by Deed Book 286 Page 228 said wood fence post also being in the line between V.M.S. 12127 and 8081;

Thence, with the East line of said 91.13 acre tract and the line between said V.M.S. North 09 deg. 54 min. 43 sec. West a distance of 1416.12 feet to a wood fence post found corner to V.M.S. 12127, 8081, and 10931 also being at the southeast corner of a 36.54 acre tract conveyed to Bohyer-Hildebrand Farms, Ltd. by Deed Book 258 Page 695 and the southwest corner of a 37.52 acre tract conveyed to Eva Fitzgerald by Deed Book 265 Page 254;

Thence, with the line between V.M.S. 12127 and 10931 and the South line of said 37.52 acre tract also the south line of a 62.05 acre and 71.8 acre tract both conveyed to Jeanette F. McDaniel by Deed Book 245 Page 514 North 73 deg. 47 min. 36 sec. East a distance of 2434.86 feet to a wood fence post found;

Thence, continuing with the South line of said 71.8 acre tract and a 30.24 acre tract conveyed to Mack D. and Patricia Stoner by Deed Book 278 Page 12 North 70 deg. 49 min. 17 sec. East a distance of 1296.65 feet to an iron pin and cap set at the Northwest corner of 0.819 acre tract conveyed to Donald D. and Bonnie L. Phillips by Deed Book 159 Page 238;

Thence, with the West line of said 0.819 acre tract also the West line of a 1.0 acre tract conveyed to Albert R. Stepp et.al. by Official Record 36 Page 1049 also with the West line of a 1.0 acre tract conveyed to Clayton and Lora J. Harrell by Official Record 14 Page 1078 South 22 deg. 04 min. 42 sec. East passing a tee bar and cap found at 161.50 feet also passing a 3/4 inch iron pipe found at 357.57 feet, a total distance of 553.84 feet to an iron pin and cap set at the southwest corner of said Harrell's 1.0 acre tract;

Thence, with the South line of said 1.0 acre tract North 70 deg. 54 min. 38 sec. East, passing an iron pin and cap set at 197.36 feet, a total distance of 222.36 feet to a railroad spike set in the centerline of West Jefferson-Kiousville Road;


Thence, with said centerline South 22 deg. 10 min. 40 sec. East a distance of 92.83 feet, returning to the true point of beginning containing 110.1942 acres more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (South 22 deg. 10 min. 40 sec. East) as described in Official Record 14 Page 1078;

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 Sept. 05, 1997 by James R. Cottrill registration #6858.


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