



BEARINGS BASED ON THE SOUTHERN WEST
LINE OF THE 33.784 AC. TRACT (N03°58'E)
AS DESCRIBED IN D.B. 275 PG. 816

DEED REFERENCE
DWIGHT ROWLAND
D.B. 275 PG. 816
33.784 ACRES

LEGEND

- 12" WOOD FENCE POST (FOUND)
- T 3/4" IRON TEE BAR & CAP (FOUND)
- IRON PIN (FOUND)
- △ 8" WOOD FENCE POST (FOUND)
- ⬡ 5/8" ♂ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

24 - 97



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 1-16-97

JAMES R. COTTRILL P.S.

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

SURVEY OF 9.9141 ACRES, VMS 1244,
STOKES TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR JIM GAMBILL

DATE DRAWN:
1-16-97
JOB # S970109
F. B. # 15

SCALE: 1" = 100'
100' 50' 0 100'

CREW: JJ BM
DWN. BY: JJ
CK. BY: RC

Description of 9.9141 acre tract
Surveyed for Jim Gambill

The following described 9.9141 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 1244, and being part of a 33.784 acre tract conveyed to Dwight Rowland by Deed Book 275 Page 816 and being more particularly described as follows:

Beginning at iron pin found at the centerline intersection of State Route 323 with the centerline of Charleston-Chillicothe Pike;

Thence, with the centerline of State Route 323 North 55 deg. 26 min. 47 sec. West a distance of 118.75 feet to an iron pin found in the West line of said 33.784 acre tract;

Thence, with said West line North 3 deg. 58 min. 00 sec. East a distance of 1146.55 feet to an iron pin and cap set corner to 48.53 acre tract (first tract) conveyed to James E. and Cathy J. Gambill by Official Record 5 Page 412 said iron pin and cap is also the true point of beginning;

Thence, with the North line of said 48.53 acre tract North 86 deg. 10 min. 29 sec. West a distance of 720.68 feet to a 12 inch wood post found at the southeast corner of a 12.5 acre tract (third tract) also conveyed to James E. and Cathy J. Gambill by Official Record 5 Page 412;

Thence, with the East line of said 12.5 acre tract North 4 deg. 1 min. 29 sec. East a distance of 599.11 feet to a 8 inch wood fence post found at the southwest corner of a 20 acre tract (second tract) conveyed to James E. and Cathy J. Gambill by Official Record 5 Page 412;

Thence, with the South line of said 20 acre tract South 86 deg. 30 min. 46 sec. East a distance of 715.71 feet to a 8 inch diameter wood fence post found at the southeast corner of said 20 acre tract and in the West line of a 140.11 acre tract conveyed to Dwight L. & Joan L. Thompson by Deed Book 156 Page 196;

Thence, with the West line of said 140.11 acre tract South 3 deg. 31 min. 24 sec. West a distance of 495.28 feet to the Southwest corner of said 140.11 acre tract said point bears North 88 deg. 50 min. 00 sec. West a distance of 1.08 feet from a 8 inch wood fence post found;

Thence, with a new line across said 33.784 acre tract South 3 deg. 40 min. 18 sec. West a distance of 108.06 feet returning to the true point of beginning containing 9.9141 acres more or less.

Bearings are based on the southwest line of said 33.784 acre tract (North 03 deg. 58 min. East) as described in Deed Book 275 Page 816.

Contigent to and to become part of 48.53 acre tract conveyed to James E. and Cathy J. Gambill by Official Record 5 Page 412.

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. 16, 1997 by James R. Cottrill registration #6858.