

BEARINGS BASED ON THE C OF BOOKWALTER ROAD (N 14°00'E)  
AS DESCRIBED IN D.B. 260 PG. 319.

ROBERT L. STOUGHTON  
D.B. 260 PG. 319  
116 ACRES

### NOTE

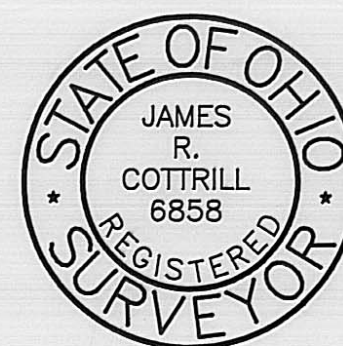
THE HERE-IN-ABOVE 4.5028 ACRE TRACT IS TO BECOME  
PART OF AND CONTINGENT TO HAWKINS' 5.001 ACRE TRACT.

### LEGEND

- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- RAIL ROAD SPIKE (PREVIOUSLY SET)
- MAGNETIC NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

45 - 97



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

DATE: 4-01-97

**JAMES R. COTTRILL P.S.**

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

4.5028 ACRES, VMS 713,  
STOKES TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR JIM HAWKINS.

DATE DRAWN:  
4-01-97  
JOB # S970314  
F. B. # 15

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

CREW: JJ, EM  
DWN. BY: RC  
CK. BY:



Description of 4.5028 Acre Tract  
Surveyed for Jim Hawkins

The following described 4.5028 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 713 and being part of a 116 acre tract conveyed to Robert L. Sloughton by Deed Book 260 Page 319 and being more particularly described as follows:

Beginning at a railroad spike previously set in the centerline of Bookwalter Road (County Road 78) (40 foot right-of-way) said railroad spike being the southwest corner of a 5.001 acre tract conveyed to James E. Hawkins by Official Record 45 Page 1071;

Thence, with the following two courses of said 5.001 acre tract:

1) South 78 deg. 27 min. 52 sec. East passing an iron pin and cap previously set at 19.00 feet, a total distance of 425.87 feet to an iron pin and cap previously set;

2) North 07 deg. 00 min. 15 sec. East passing the centerline of a 20 foot drainage easement at 370.09 feet, a total distance of 558.07 feet to an iron pin and cap previously set at the northeast corner of said 5.001 acre tract also being in the south line of 3.000 acre tract conveyed to Tamera Marcum by Official Record 28 Page 128;

Thence, with the South line of said 3.000 acre tract South 78 deg. 27 min. 51 sec. East, passing the northern terminus of said 20 foot drainage easement at 97.70 feet, also passing an iron pin and cap previously set at the southeast corner of said 3.000 acre tract at 140.70 feet, and continuing with a new line across said 116 acre tract a total distance of 186.78 feet to an iron pin and cap set;

Thence, across said 116 acre tract the following four new courses:

1) South 4 deg. 34 min. 16 sec. West a distance of 753.81 feet to an iron pin and cap set

2) South 87 deg. 29 min. 22 sec. West a distance of 143.26 feet to an iron pin and cap set

3) North 28 deg. 04 min. 33 sec. West a distance of 173.99 feet to an iron pin and cap set

4) North 80 deg. 22 min. 31 sec. West, passing an iron pin and cap set at 395.59 feet, a total distance of 414.86 feet to a magnetic nail set in the centerline of Bookwalter Road;

Thence, with said centerline North 14 deg. 00 min. 00 sec.  
East a distance of 106.58 feet returning to the point of  
beginning containing 4.5028 acres more or less.

The here-in-above described 4.5028 acre tract is to become  
part of and contingent to Hawkins 5.001 acre tract as  
described in Official Record 45 Page 1071.

Subject to and with the benefit of a 20 foot drainage easement  
as shown on the plat accompanying this description.

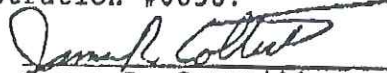
Bearings are based on the centerline of Bookwalter Road  
(North 14 deg. 00 min. East) as described in Deed Book 260  
Page 319.

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".

O.R. 0053

This description is based on a field survey performed Apr.  
01, 1997 by James R. Cottrill registration #6858.

  
James R. Cottrill P.S.