



BEARINGS BASED ON THE C OF ARTHUR BRADLEY ROAD
(S 47°50'W) AS DESCRIBED IN D.B. 256 PG. 211.

*penciled
in
#17*

ALVIN A. & KATIE MARIE
YODER
D.B. 256 PG. 211
196.10 ACRES

ALVIN A. & KATIE MARIE
YODER
D.B. 256 PG. 211
196.10 ACRES

5.000 ACRES

AUGUST JEAN JAFFE (TRUST)
D.B. 295 PG. 548
469 AC.

OK
1 ac CSB
4 ac KO

SMALL BRANCH TO LITTLE DARBY CR.

ARTHUR BRADLEY ROAD CR 5 (50'R/W)

LEGEND

- 8" WOOD CORNER FENCE POST FOUND
- SOLID IRON PIN (FOUND)
- MAG. 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.



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

James R. Cottrill DATE: 4-26-96

JAMES R. COTTRILL P.S.

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

5.000 ACRES, VMS 9492, MONROE
TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR ALVIN YODER

DATE DRAWN:
4-26-96
JOB # S960412
F. B. # 13

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

53-97

described 5.000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 9492, and being part of a 196.10 acre tract conveyed to Alvin A. and Katie Marie Yoder by Deed Book 256 Page 211 and being more particularly described as follows:

Beginning at a iron pin found at the intersection of the centerline of Arthur Bradley Road (County Road 5) (50 foot right-of-way) with the line between V.M.S. 9492 and 10700 the iron pin is also at the southern most corner of said 196.10 acre tract and at the eastern most corner of a 469 acre tract conveyed to August Jean Jaffe (Trust) by Deed Book 295 Page 548;

Thence, with the southeast line of said 469 acre tract also the line between V.M.S. 9492 and 10700 North 71 deg. 09 min. 17 sec. West passing an iron pin and cap set at 30.26 feet, a total distance of 911.56 feet to an iron pin and cap set in said line;

Thence, across said 196.10 acre tract the following two new courses:

1) North 46 deg. 12 min. 20 sec. East with an old interior fence line a distance of 320.90 feet to an iron pin and cap set

2) South 64 deg. 57 min. 58 sec. East passing an iron pin and cap set at 864.18 feet, a total distance of 874.82 feet to a magnetic nail set in the centerline of Arthur Bradley Road;

Thence, with said centerline South 47 deg. 50 min. 00 sec. West a distance of 218.00 feet to the point of beginning containing 5.000 acres more or less.

With the benefit of a 20 foot drainage easement said easement is tangent to and 10 feet on both sides of the following described baseline:

Beginning at a point in the northeast line of the here-in-above described 5.000 acre tract said point bears North 64 deg. 57 min. 58 sec. West a distance of 487.68 feet from a magnetic nail set in the centerline of Arthur Bradley Road at the Northeast corner of said 5.000 acre tract;

Thence North 53 deg. 50 min. 50 sec. East a distance of 1060.16 feet to a point in the centerline of small branch leading to Darby Creek said point also being the eastern terminous of said 20 foot drainage easement;

Bearings are based on the centerline of Arthur Bradley Road (South 47 deg. 50 min. West) as described in Deed Book 256 Page 211).

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 April 28, 1996 by James R. Cottrill registration #6858.