

JOHN R. DUNKLE  
D.B. 288 PG. 279  
41.36 ACRES

S 88°53'31" E 1147.08'

VMS 4513  
573.52'  
VMS 8742

JAMES L. & VALERIE E. PEART  
D.B. 297 PG. 187  
52.6933 ACRES

CHARLES E. & LAUREL L. BERG  
D.B. 290 PG. 65  
50 ACRES

ALMA WEDDLE  
D.B. 185 PG. 383  
81.2 ACRES

S 00°50'45" W 1665.28'  
537.32'

564.44'

JOSEPH J. & PHYLLIS A. JOHNSON  
D.B. 297 PG. 137  
48.465 ACRES

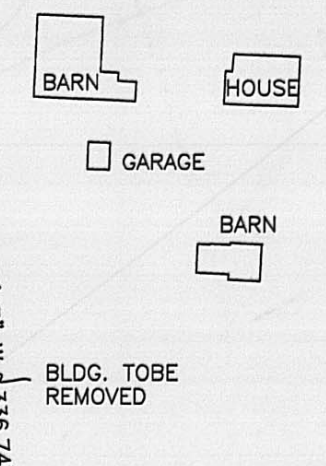
S 88°44'04" E 956.52'

S 88°44'04" E 2882.04'

29.9788 +/- ACRES

*57 ac C/SB  
70.303 ac CSA  
80.570 ac K/O*

N 89°27'08" W 1543.38'  
S 89°27'06" E 1543.38'



GARNETT L. & VALDA M. HUNTER  
O.R. 54 PG. 861  
6.5348 ACRES

N 88°35'00" W 1096.63'

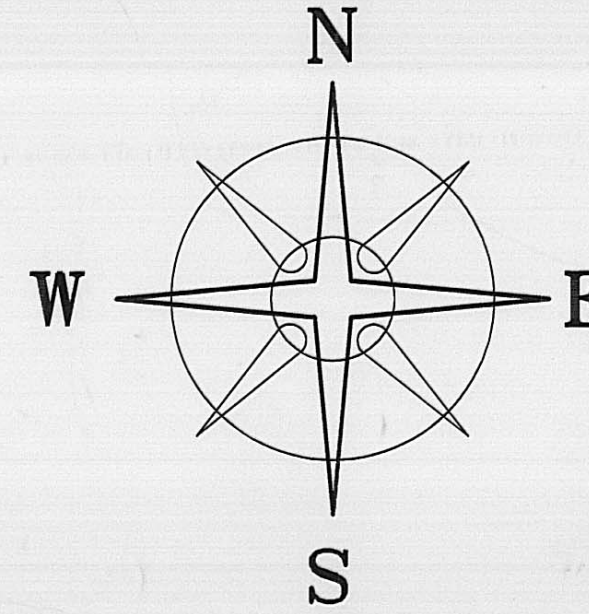
S 88°35'00" E 1011.93'

94.4842 +/- ACRES  
VMS 4513  
VMS 8742  
118.3893 +/- ACRES

212.8735 +/- ACRES

DEED REFERENCE  
EARLENE BABCOCK  
ELEANOR POOR  
CATHERINE TRACY  
O.R. 45 PG. 189  
250 ORIGINAL ACRES

BRADLEY A. HUNTER  
D.B. 284 PG. 88  
142.07 ACRES



BEARINGS BASED ON THE C. OF STATE ROUTE 38  
(N 18°50'E) AS DESCRIBED IN O.R. 45 PG. 189.

LEGEND

- DOUBLE ANGLE IRON FENCE POST (FOUND)
  - MAG. NAIL
  - 5/8" # 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  
DATE: 9-24-98

JAMES R. COTTRILL P.S.

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811

PLAT OF  
212.8735± & 29.9788± ACRES,  
VMS 4513 & 8742, UNION TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR EARLENE BABCOCK.

DATE DRAWN: 9-21-98	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: JJ, MW
JOB# S980904 F.B.# 20		DWN. BY: JJ
		CK. BY:



Description of 212.8735 acre tract  
Surveyed for Earlene Babcock

The following described 212.8735 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 4513 and 8742, and being part of the original 250 acres conveyed to Earlene Babcock, Eleanor Poor, and Catherine Tracy by Official Record 45 Page 189 and being more particularly described as follows:

Beginning at a magnetic nail set at an angle point in the centerline of State Route 38 (60 foot right-of-way) said nail is at the southeast corner of said 250 acre tract also being the northeast corner of a 142.07 acre tract conveyed to Bradley A. Hunter by Deed Book 284 Page 88;

Thence, with the line between tracts North 88 deg. 45 min. 11 sec. West, passing an iron pin and cap set at 42.81 feet, a total distance of 4373.80 feet to an iron pin and cap set at the southwest corner of said 250 acre tract;

Thence, with the West line of a said 250 acre tract North 00 deg. 57 min. 50 sec. East passing the southeast corner of a 81.2 acre tract conveyed to Alma Weddle by Deed Book 185 Page 383 at 1048.50 feet, a total distance of 3575.13 feet to a double angle iron fence post found at the southwest corner of a 41.36 acre tract conveyed to John R. Dunkle by Deed Book 288 Page 279;

Thence, with the south line of said 41.36 acre tract South 88 deg. 53 min. 31 sec. East a distance of 1147.08 feet to an iron pin and cap set at the northwest corner of a 52.6933 acre tract conveyed to James L. and Valerie E. Peart by Deed Book 297 Page 187 said iron pin and cap is also in the line between V.M.S. 4513 and 8742;

Thence, with the West line of said 52.6933 acre tract also the line between said V.M.S. South 00 deg. 50 min. 45 sec. West, passing the Northeast corner of 50 acre tract conveyed to Charles E. and Laurel L. Berg by Deed Book 290 Page 65 at 573.52 feet and continuing with the West line of said 50 acre tract also passing the northwest corner of a 48.465 acre tract conveyed to Joseph J. and Phyllis A. Johnson by Deed Book 297 Page 137 at 1110.84 feet, a total distance of 1665.28 feet, to a double angle iron fence post found at the southwest corner of said 48.465 acre tract;

Thence, with the South line of said 48.465 acre tract South 88 deg. 44 min. 04 sec. East a distance of 956.52 feet to an iron pin and cap set;

Thence, across said 250 acre tract the following three new lines:

- 1) South 00 deg. 46 in. 43 sec. West a distance of 336.71 feet to an iron pin and cap set
- 2) South 89 deg. 27 min. 06 sec. East a distance of 1543.38 feet to an iron pin and cap set

- 3) South 04 deg. 08 min. 43 sec. East a distance of 336.74 feet to an iron pin and cap previously set at the northwest corner of a 6.5348 acre tract conveyed to Garnett L. and Valda M. Hunter by Official Record 54 Page 861;

Thence, with said 6.5348 acre tract the following two courses:

- 1) South 01 deg. 25 min. 00 sec. West a distance of 270.00 feet, to an iron pin and cap previously set at the southwest corner of said 6.5348 acre tract
- 2) South 88 deg. 35 min. 00 sec. East passing an iron pin and cap previously set at 980.49 feet, a total distance of 1011.93 feet, to a point in the centerline of State Route 38.

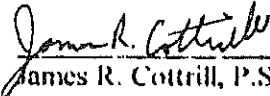
Thence, with said centerline South 18 deg. 50 min. 00 sec. West a distance of 1034.55 feet returning to the point of beginning containing 212.8735 acres more or less, of which 118.3893 acres is in V.M.S. 8742 and 94.4842 acres is in V.M.S. 4513.

Bearings are based on the centerline of State Route 38 (North 18 deg. 50 min. East) as described in Official Record 45 Page 189.

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 September 21, 1998 by James R. Cottrill registration #6858.

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

The following described 29.9788 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 8742 and being part of the original 250 acre tract conveyed to Earlene Babcock, Eleanor Poor, and Catherine Tracy by Official Record 45 Page 189 and being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of State Route 38 (60 foot right-of-way) said nail is at the northeast corner of said 250 acre tract also being the southeast corner of a 48.465 acre tract conveyed to Joseph J. and Phyllis A. Johnson by Deed Book 297 Page 137;

Thence, with the centerline of State Route 38 South 18 deg. 50 min. 00 sec. West a distance of 687.58 feet, to the northeast corner of a 6.5348 acre tract conveyed to Garnett L. Hunter and Valda M. Hunter by Official Record 54 Page 861;

Thence, with the North line of said 6.5348 acre tract north 88 deg. 35 min. 00 sec. West, passing an iron pin and cap set at 31.44 feet, a total distance of 1096.63 feet to an iron pin and cap set at the northwest corner of said 6.5348 acre tract;

Thence, across said 250 acre tract the following three new courses:

- 1.) North 04 deg. 08 min. 43 sec. West a distance of 336.74 feet to an iron pin and cap set
- 2.) North 89 deg. 27 min. 06 sec. West a distance of 1543.38 feet to an iron pin and cap set
- 3.) North 00 deg. 46 min. 43 sec. East a distance of 336.71 feet to an iron pin and cap set in the South line of said 48.465 acre tract;

Thence, with said South line South 88 deg. 44 min. 04 sec. East, passing an iron pin and cap set at 2850.57 feet, a total distance of 2882.04 feet returning to the point of beginning containing 29.9788 acres more or less.

Bearings are based on the centerline of State Route 38 (North 18 deg. 50 min. East) as described in Official Record 45 Page 189.

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."

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