

BEARINGS BASED ON THE C OF STATE ROUTE 323
(N 88°00' E) AS DESCRIBED IN VOL. 283 PG. 631

DEED REFERENCE

(A) DONALD L. & VERNA MAE DORN
VOL. 283 PG. 631
8.830 ACRES
(847)
8.8199 +/- ACRES (BY THIS SURVEY)

(B) DONALD L. DORN
VOL. 211 PG. 392
14.4110 ACRES
(827)
14.4025 +/- ACRES (BY THIS SURVEY)

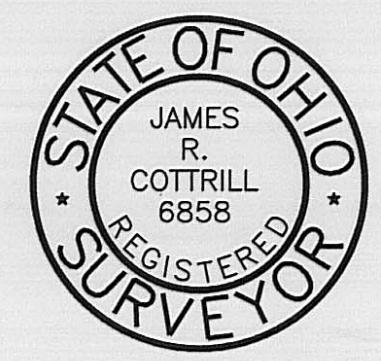
ROY WILLIAMS
VOL. 215 PG. 50
246.189 ACRES
(508)

LEGEND

- 1" Ø IRON PIPE (FOUND)
 - ⊠ DOUBLE ANGLE IRON FENCE POST (FOUND)
 - 10" Ø WOODEN FENCE POST (FOUND)
 - △ MAG NAIL (SET)
 - PONY SPIKE (FOUND)
 - P K NAIL (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

DANIEL L. THOMPSON
VOL. 283 PG. 629
4.3859 ACRES
(848)

DANIEL L. THOMPSON
VOL. 279 PG. 699
74.713 ACRES
(244)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 1-21-99

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

20.5255 +/- AND 2.6969 +/- ACRES,
V. M. S. 7897, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO,
SURVEYED FOR DONALD DORN

DATE DRAWN: 01/18/99	SCALE: 1" = 100'	CREW: JRC, MW, MW, NC
JOB #S990105	100' 50' 0 100'	DWN. BY: EM
F. B. #21		CK. BY: JRC

The following described 20.5255 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 7897, and being all of a 8.830 acre tract conveyed to Donald L. and Verna Mae Dorn by Volume 283 Page 631, and part of a 14.4110 acre tract conveyed to Donald L. Dorn by Volume 211 Page 392 and being more particularly described as follows:

Beginning at the centerline intersection of State Route 323 with the centerline of Minshall Road ;

Thence, with the centerline of State Route 323 North 88 deg. 00 min. 00 sec. East a distance of 57.75 feet to the Northwest corner of said 14.4110 acre tract, also being the northeast corner of a 4.3859 acre tract conveyed to Daniel L. Thompson by Volume 283 Page 629 said point bears South 00 deg. 40 min. 53 sec. East a distance of 0.18 feet from a PK nail found said point also being the true point of beginning;

Thence, continuing with the centerline of State Route 323 North 88 deg. 00 min. 00 sec. East a distance of 283.67 feet to a mag nail set in said centerline;

Thence, across said 14.4110 acre tract the following four new lines:

- 1) South 05 deg. 03 min. 58 sec. East, passing an iron pin and cap set at 27.82 feet, a total distance of 400.47 feet, to an iron pin and cap set
- 2) North 88 deg. 00 min. 00 sec. East being parallel to the centerline of State Route 323 a distance of 150.00 feet to an iron pin and cap set
- 3) North 46 deg. 35 min. 47 sec. East a distance of 215.95 feet to an iron pin and cap set
- 4) North 02 deg. 00 min. 01 sec. West, passing an iron pin and cap set 227.08 feet, a total distance of 257.08 feet to a mag nail set in the centerline of State Route 323

Thence, with said centerline North 88 deg. 00 min. 00 sec. East a distance of 380.69 feet to a pony spike found in said centerline in the line between V.M.S. 7897 and 7263/7799 said pony spike also being at the northwest corner of a 246.189 acre tract conveyed to Roy Williams by Volume 215 Page 50;

Thence, with said line South 01 deg. 31 min. 24 sec. West passing a double angle iron fence post found at 29.64 feet, also passing the northeast corner of said 8.830 acre tract at 637.68 feet, a total distance of 1042.69 feet to the northeast corner of a 74.713 acre tract conveyed to Daniel L. Thompson by Volume 279 Page 699;

Thence, with the North line of said 74.713 acre tract South 88 deg. 44 min. 33 sec. West, passing an iron pin found at 0.98 feet, a total distance of 957.43 feet to an iron pipe found at the Southwest corner of said 8.830 acre tract;

Thence, with the West line of said 8.830 acre tract and said 14.4110 acre tract North 00 deg. 40 min. 53 sec. West, passing the western corner common to said tracts at 391.67 feet, also passing a wood fence post found at 998.58 feet, a total distance of 1028.58 feet returning to the true point of beginning containing 20.5255 acres more or less, of which 11.7056 acres is from said 14.4110 acre tract and 8.8199 acres is all of said 8.830 acre tract;

Bearings are based on the centerline of State Route 323 (North 88 deg. 00 min. East) as described in Volume 283 Page 631.

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 January 18, 1999 by James R. Cottrill registration #6858.

The following described 2.6969 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 7897, and being part of a 14.4110 acre tract conveyed to Donald L. Dorn by Volume 211 Page 392 and being more particularly described as follows:

Beginning at a centerline intersection of State Route 323 (60 foot right-of-way) with the centerline of Minshall Road ;

Thence, with the centerline of State Route 323 North 88 deg. 00 min. 00 sec. East, passing the northwest corner of said 14.4110 acre tract at 57.75 feet, a total distance of 341.42 feet to a mag nail set in said centerline at the true point of beginning;

Thence, continuing with said centerline North 88 deg. 00 min. 00 sec. East a distance of 333.40 feet to a mag nail set in said centerline;

Thence, across said 14.4110 acre tract the following four new lines:

- 1) South 02 deg. 00 min. 01 sec. East, passing an iron pin and cap set at 30.00 feet, a total distance of 257.08 feet to an iron pin and cap set
- 2) South 46 deg. 35 min. 47 sec. West a distance of 215.95 feet to an iron pin and cap set
- 3) South 88 deg. 00 min. 00 sec. West a distance of 150.00 feet to an iron pin and cap set
- 4) North 05 deg. 03 min. 58 sec. West, passing an iron pin and cap set at 372.65 feet a total distance of 400.47 feet, returning to the true point of beginning containing 2.6969 acres more or less.

With the benefit of a 20 foot drainage easement said easement extends from the East line of the here-in-above described 2.6969 acre tract to the south right-of-way line of State Route 323 and is tangent to an 10 feet left and right of the following described centerline;

Beginning at a point in the East line of the here-in-above described 2.6969 acre tract said point bears South 02 deg. 00 min. 01 sec. East a distance of 76.68 feet from the Northeast corner of said 2.6969 acre tract;

Thence, across said Dorn's 14.4110 acre tract North 68 deg. 22 min. 14 sec. East a distance of 138.96 feet, to a point in the south right-of-way line of State Route 323 said point also being the eastern terminus of said 20 foot drainage easement

Bearings are based on the centerline of State Route 323 (North 88 deg. 00 min. East) as described in Volume 283 Page 631.

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 January 18, 1999 by James R. Cottrill registration #6858.