

BEARINGS BASED ON THE C OF U. S. 42 (S 43°13'19"W)
AS DESCRIBED IN D. B. 296, PG. 184.

DEED REFERENCE

GLEN D. & RAYMA KING

(A) D. B. 296, PG. 23
238.96 ACRES

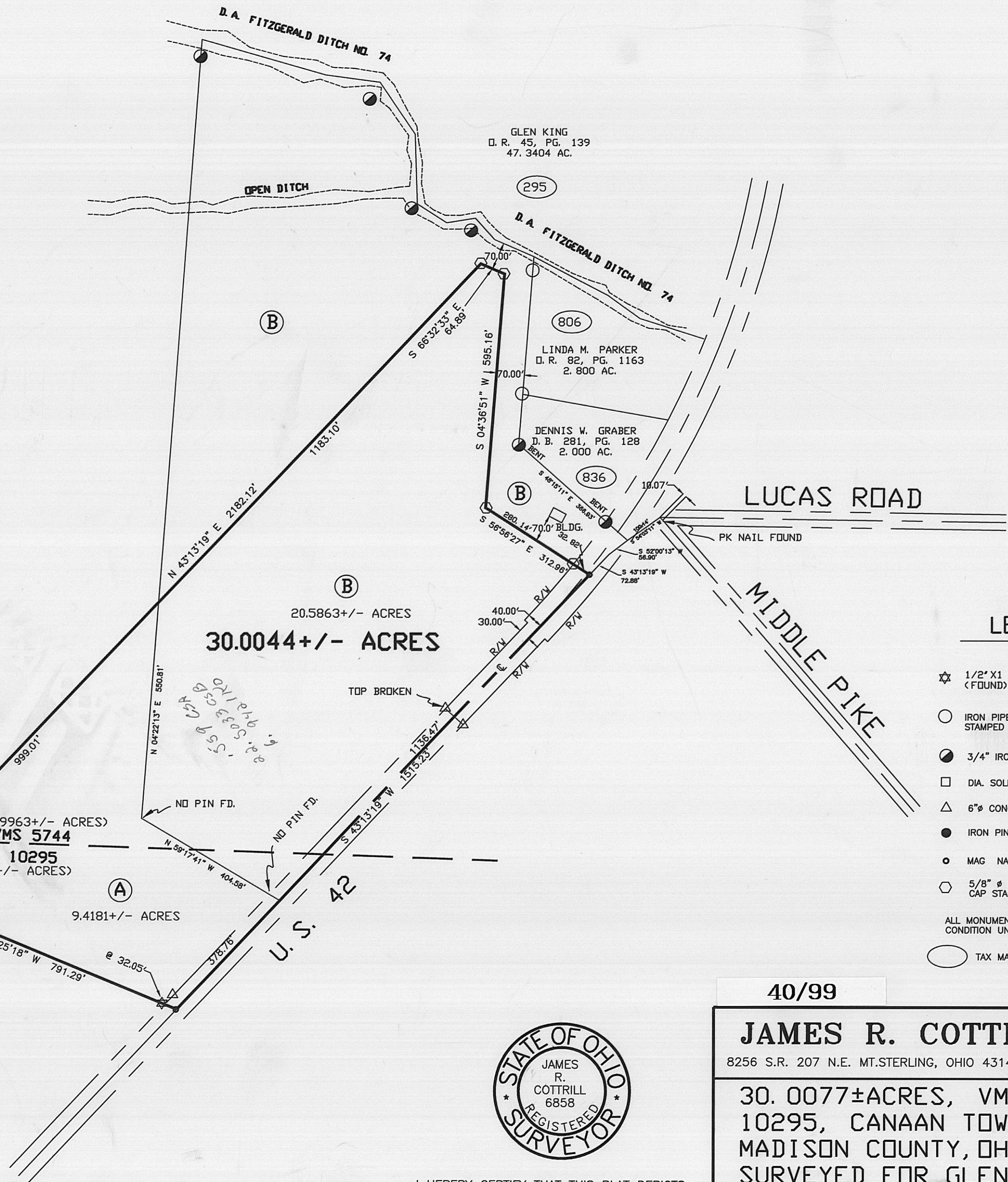
(B) D. B. 296, PG. 184
36.9060 ACRES

(402)
(403)
(405)

(1022)

VMS LINES SCALED FROM TAX MAP

MARIAN D. THOMAS
TRUSTEES 1/2, ETAL
D. R. 92, PG. 494
70.09 AC.



LEGEND

- ☆ 1/2" X 1 1/2" FLAT IRON BAR (FOUND)
 - IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FOUND)
 - 3/4" IRON ELEC. CONDUIT (FOUND)
 - DIA. SOLID IRON PIN (FOUND)
 - △ 6" CONC. R/W MONUMENT (FOUND)
 - 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.
- TAX MAP PARCEL NUMBER

40/99

JAMES R. COTTRILL P.S.

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

30.0077±ACRES, VMS 5744 & 10295, CANAAN TOWNSHIP, MADISON COUNTY, OHIO. SURVEYED FOR GLEN KING.



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

DATE: 5-3-99

DATE DRAWN: 4-23-99
JOB #S990408
F. B. # 22

SCALE: 1"=200'
200' 100' 0 200'

CREW: RC, MW, EJ.
DWN. BY: RC
CK. BY:

Description of 30.0044 acre tract
Surveyed for Glen King

The following described 30.0044 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 5744 and 10295, and being part of a 84.2464 acre tract conveyed to Glen D. and Rayma King by Deed Book 296 Page 184, also being part of a 238.96 acre tract conveyed to Glen D. and Rayma King by Deed Book 296 Page 23 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of U.S. 42 said mag nail being at the southeast corner of a said 238.96 acre tract, also being the northeast corner of a 70.09 acre tract conveyed to Marian D. Thomas Trustees ½ et.al. by Official Record 92 Page 494;

Thence, with the North line of said 70.09 acre tract North 67 deg. 25 min. 18 sec. West, passing a ½ inch by 1 ½ inch flat bar found at 32.05 feet, a total distance of 791.29 feet to an iron pin and cap set;

Thence, across said 238.96 and said 84.2464 acre tracts North 43 deg. 13 min. 19 sec. East, passing the line between said tracts at 999.01 feet, a total distance of 2182.12 feet to an iron pin and cap set;

Thence, across said 84.2464 acre tract the following three new lines:

- 1) South 66 deg. 32 min. 33 sec. East a distance of 64.89 feet to an iron pin and cap set
- 2) South 04 deg. 36 min. 51 sec. West a distance of 595.16 feet to an iron pin and cap set
- 3) South 56 deg. 56 min. 27 sec. East passing an iron pin and cap set at 280.14 feet a total distance of 312.96 feet to a mag nail set in the southeast line of said 84.2464 acre tract also being the tangent line of said U.S. 42 said mag nail bears South 43 deg. 13 min. 19 sec. West a distance of 72.88 feet and South 52 deg. 00 min. 13 sec. West a distance of 56.90 feet and 114 feet South 54 deg. 03 min. 11 sec. West from the intersection of the centerline of Lucas Road and Middle Pike

Thence, with the centerline of U.S. 42 South 43 deg. 13 min. 19 sec. West, passing the Eastern corner to said 84.2464 acre tract and said 238.96 acre tracts at 1136.47 feet, a total distance of 1515.23 feet returning to the point of beginning containing 30.0044 acres more or less, of which 20.5863 acres is from said 84.2464 acre tract and 9.4148 acres is from said 238.96 acre tract;

Bearings are based on the centerline of U.S. 42 (South 43 deg. 13 min. 19 sec. West) as described in Deed Book 296 Page 184.

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 23, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.