



BEARINGS BASED ON THE N.W. LINE OF WARNER'S  
45.479 ACRE TRACT (N 22°46'48"E) AS DESCRIBED  
IN D.B. 228 PG. 207.

JAMES R. & JANN R.  
WILLIAMSON  
D.B. 265 PG. 183  
30.75 AC.

377  
378  
379

WILLIAM C. BAUERLE  
VOL. 142 PG. 635  
44.17 ACRES  
32

WM. RICHMOND

20" DRAINAGE EASEMENT

L=124.92'  
R=816.33'  
Δ=08°46'03"  
CH=124.80'  
BRG=S 44°20'22" E

VICTOR R. VERMEULEN  
ET.AL.  
O.R. 66 PG. 898  
570 AC.  
283

2.9465+/-  
ACRES

ARBuckle ROAD (C.R. 110) (40'R/W)

GILBERT C. JR. & DONNA M.  
WARNER  
D.B. 228 PG. 207  
45.479 ACRES

676

DITCH #1

LEGEND

- 3/4" IRON PIPE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG. NAIL (SET)
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

48/99



**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811  
**2.9465± ACRES, VMS 4125,  
SOMERFORD TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR GILBERT C. WARNER.**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 10-23-98

DATE DRAWN: 10-16-98	SCALE: 1" = 100'	CREW: RC, MW
JOB #S981011	100' 50' 0 100'	DWN. BY: RC
F. B. # 20		CK. BY:

The following described 2.9465 acre tract is situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 4125, and being part of a 45.479 acre tract conveyed to Gilbert C. Jr. and Donna M. Warner by Deed Book 228 Page 207 and being more particularly described as follows:

Beginning at a railroad spike found in the northern most corner of said 45.479 acre tract said railroad spike is at the northeast corner of a 30.75 acre tract conveyed to James R. and Jann R. Williamson by Deed Book 265 page 183 said railroad spike is also in the centerline of Arbuckle road (County road 110) (40 foot right-of-way);

Thence, with the centerline of Arbuckle Road the following two courses:

- 1) South 48 deg. 43 min. 24 sec. East a distance of 98.76 feet to the point of curvature
- 2) With a curve to the right said curve has a radius 816.33 feet, Delta Angle 8 deg. 46 min. 03 sec. and a length of 124.92 feet, Chord bears South 44 deg. 20 min. 22 sec. East a distance of 124.80 feet to a magnetic nail set in said centerline

Thence, across said 45.479 acre tract the following two courses:

- 1) South 22 deg. 46 min. 48 sec. West, passing an iron pin and cap set at 25.00 feet a total distance of 606.94 feet to an iron pin and cap set
- 2) North 48 deg. 43 min. 24 sec. West a distance of 220.00 feet to an iron pin and cap set in the East line of said Williamson 30.75 acre tract

Thence, with said East line North 22 deg. 46 min. 48 sec. East, passing an iron pin and cap set at 597.00 feet, a total distance of 617.00 feet, returning to the point of beginning containing 2.9465 acres more or less.

With the benefit of a 20 foot drainage easement said easement extends from the northeast right-of-way line of Arbuckle Road to the centerline of William Richmond Ditch #1 and is tangent to a 20 feet right of the following described baseline:

Beginning at a point in the northeast right-of-way line of Arbuckle Road said point bears North 89 deg. 17 min. 53 sec. East a distance of 29.98 feet from a railroad spike found in the centerline of Arbuckle Road at the northern most corner of said Warner's 45.479 acre tract;

Thence, across a 44.17 acre tract conveyed to William C. Bauerle by Deed Book 142 Page 635 North 62 deg. 43 min. 14 sec. East a distance of 368.32 feet to a point in the centerline of said William Richmond Ditch #1 and being the northeast terminus of said 20 foot drainage easement;

Bearings are based on the Northwest line of Warner's 45.479 acre tract (North 22 deg. 46 min. 48 sec. East) as described in Deed Book 228 Page 207;

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 October 16, 1998 by James R. Cottrill registration #6858.