

BEARINGS BASED ON THE WEST LINE OF KOENER'S 213.40 ACRE TRACT (N16°45'E) AS DESCRIBED IN VOL. 97, PG. 1404.

JERRY & LOIS BEAUMAN, JT. LVS.  
169.3 ACRES  
VOL. 291 PAGE 709

JERRY L. & PHYLISS J.  
FOLLROD  
VOL. 289, PG. 497  
6.731 AC.

JERRY L. & PHYLISS J.  
FOLLROD  
VOL. 293, PG. 475  
0.6267 AC.

JERRY L. & PHYLISS J.  
FOLLROD  
D. R. 98, PG. 1511  
2.5474 ACRES

0.0829+/-  
ACRES

LINE	BEARING	DISTANCE
L1	S 36°59'26" E	81.67'
L2	S 42°34'15" W	37.63'
L3	N 47°22'14" W	80.32'
L4	N 42°34'15" E	52.34'

DEED REFERENCE

JOEL DANIEL & RENA LINDSEY  
CALL  
D. R. 109, PG. 680  
154.0000+/- ACRES

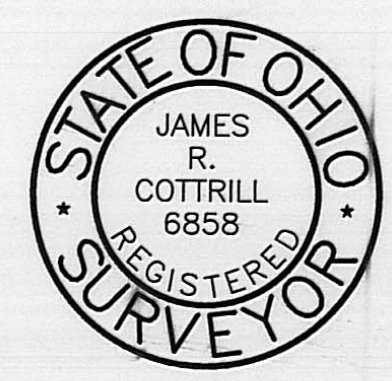
NOTES

THE ABOVE 0.0829± ACRE TRACT IS TO BECOME PART OF & CONTINGENT TO FOLLROD'S 2.5474 ACRE TRACT  
VMS LINE ARE SCALED FROM TAX MAP.

LEGEND

- IRON PIPE & AL. CAP (FOUND)
- IRON PIPE (FOUND)
- SOLID IRON PIN (FOUND)
- RECORD CORNER STONE (FOUND)
- P K NAIL (FOUND)
- RAIL ROAD SPIKE (FOUND)
- DOUBLE ANGLE IRON FENCE POST (FOUND)
- WOODEN FENCE POST (FOUND)
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- TAX MAP PARCEL NUMBER

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: 9-28-00

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

**0.0829± ACRES, VMS 5891,  
RANGE TOWNSHIP,  
MADISON COUNTY, OHIO,  
SURVEYED FOR JERRY FOLLROD**

DATE DRAWN: 9-21-00	SCALE: 1" = 100' 100' 50' 0 100'	CREW: RC, MW
JOB #S000910		DWN. BY: RC
F. B. # 26		CK. BY:

108-2000

Description of a 0.0829 acre tract  
Surveyed for Jerry Follrod

The following described 0.0829 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5891, and being part of a 154.0000 acre tract conveyed to Joel Daniel and Rena Lindsey Call by Official Record 109 Page 680 and being more particularly described as follows:

Beginning at a solid iron pin (found) at the centerline intersection of Johnston Road with the centerline of Yankeetown-Chenoweth Road (County Road 9) (50 foot right-of-way)

Thence, with the centerline of Yankeetown-Chenoweth Road the following two courses:

- 1.) South 39 deg. 40 min. 13 sec. East a distance of 100.54 feet to rail road spike (found)
- 2.) South 60 deg. 59 min. 15 sec. East passing a rail road spike (found) at 345.00 feet a total distance of 475.00 feet to a rail road spike (found) corner to said 154.0000 acre tract also being the northeast corner of a 0.6267 acre tract conveyed to Jerry L. and Phyliss J. Follrod by Volume 293 Page 475

Thence, with the southeast line of said 0.6267 acre tract South 46 deg. 12 min. 40 sec. West passing an iron pin and cap previously set at 26.17 feet a total distance of 439.66 feet to an iron pipe and aluminum cap (found) at the eastern most corner of a 2.5474 acre tract also conveyed to Jerry L. and Phyliss J. Follrod by Official Record 98 page 1511

Thence, with said 2.5474 acre tract the following two courses:

- 1.) South 46 deg. 12 min. 40 sec. West a distance of 247.29 feet to an iron pin and cap previously set
- 2.) North 36 deg. 59 min. 26 sec. West a distance of 315.22 feet to an iron pin and cap set **at the true point of beginning**

Thence, across said 154.0000 acre tract the following three new courses:

- 1.) South 42 deg. 34 min. 15 sec. West a distance of 37.63 feet to an iron pin and cap set
- 2.) North 47 deg. 22 min. 14 sec. West a distance of 80.32 feet to an iron pin and cap set
- 3.) North 42 deg. 34 min. 15 sec. East a distance of 52.34 feet to an iron pin and cap set in the southwest line of said 2.5474 acre tract

Thence, with said southwest line South 36 deg. 59 min. 26 sec. East a distance of 81.67 feet returning to the true point of beginning containing 0.0829 more or less acres the here-in-above described 0.0829 acre tract is to become part of and contingent to Follrod's 2.5474 acre tract

Bearings are based on the west line of Koener's 213.40 acre tract (North 16 deg. 45 min. East) as described in Volume 97 Page 1404

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, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.