



BEARINGS BASED ON THE C. OF KIOUSVILLE-GEORGESVILLE ROAD (S38° 00' W)
AS DESCRIBED IN VOL. 185, PG. 240.

DEED REFERENCE
WARREN K. & PATTY E.
TINAPPLE
VOL. 185, PG. 240
49.65 ACRES

586

20' DRAINAGE EASEMENT

FRED MCGATH, JR.
ET. AL.
VOL. 146, PG. 235
1.0 AC.

402

CLINTON & MARY V.
MEADORS
VOL. 259, PG. 716
2.918 AC.

703

JOANN BUSH
VOL. 263, PG. 641
2.897 AC.

525

ROSA N.
GABRIEL
O.R. 98, PG. 630
31.895 ACRES

639

ROSA N.
GABRIEL
VOL. 30, PG. 31
2.114 AC.

684

ROSA N.
GABRIEL
VOL. 54, PG. 864
1.431 AC.

683

OPEN DITCH

W. (45'R/W) (CR 22)
W. JEFF. KIOUSVILLE

1.7178+/- ACRES

1.7180+/- ACRES

KIOUSVILLE-GEORGESVILLE ROAD (60'R/W) (CR 53)

LEGEND

- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ MAG NAIL SET IN 8" WOOD FENCE POST (FD.)
- 3/4" SQ. HARROW TOOTH (SET)
- 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



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

VMS 14097, FAIRFIELD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR TINAPPLE.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 8-23-00

DATE DRAWN: 8-15-00	SCALE: 1"=100' 100' 50' 0 100'	CREW: MW, JB
JOB #S000506A		DWN. BY: RC
F. B. # FILE		CK. BY:

116-2000

Description of a 1.7178 acre tract
Surveyed for Tinapple

The following described 1.7178 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 14097 and being part of a 49.65 acre tract conveyed to Warren K. and Patty E. Tinapple by Volume 185 Page 240 and being more particularly described as follows:

Beginning at a iron pin (found) at the centerline intersection of Kiousville-Georgesville Road (County Road 53) (60 foot right-of-way) with the centerline of West Jefferson-Kiousville Road (County Road 22) (45 foot right-of-way) said iron pin is at the northeast corner of said 49.65 acre tract

Thence, with the centerline of Kiousville-Georgesville Road South 38 deg. 00 min. 00 sec. West a distance of 208.14 feet to a mag nail set in said centerline

Thence, across said 49.65 acre tract the following two new courses:

- 1.) North 62 deg. 29 min. 51 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 321.96 feet to an iron pin and cap set
- 2.) North 40 deg. 20 min. 08 sec. East passing an iron pin and cap set at 249.24 feet a total distance of 274.24 feet to a $\frac{3}{4}$ " square harrow tooth set in the centerline of West Jefferson-Kiousville Road

Thence, with said centerline South 50 deg. 38 min. 50 sec. East a distance of 305.48 feet returning to the point of beginning containing 1.7178 more or less acres

With the benefit of a 20 foot drainage easement is tangent and 20 feet right of the following described baseline beginning at a iron pin (found) at the centerline intersection of Kiousville-Georgesville Road with the centerline of West Jefferson-Kiousville Road also corner to Tinapple's 49.65 acre tract

Thence, with the centerline of West Jefferson-Kiousville Road North 50 deg. 38 min. 50 sec. West a distance of 305.48 feet to a harrow tooth set

Thence, across said 49.65 acre tract South 40 deg. 20 min. 08 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 274.24 feet to the true point of beginning of said baseline of said 20 foot drainage easement

Thence, continuing with a new line across said 49.65 acre tract South 40 deg. 20 min. 08 sec. West passing an iron pin and previously set at 20.00 feet a total distance of 254.85 feet to a mag nail set in an 8" wood fence post at the northern most corner of a 1.0 acre tract conveyed to Fred McGath Jr. Et. Al. by Volume 146 Page 235 said corner is also corner to said 49.65 acre tract

Thence, with the southeast line of said 49.65 acre tract South 37 deg. 57 min. 28 sec. West a distance of 916.75 feet to a 1" diameter iron pipe (found) at the western most corner of a 2.897 acre tract conveyed to Joann Bush by Volume 263 Page 641 said iron pin is also in the northeast line of a 2.114 acre tract conveyed to Rosa N. Gabriel by Volume 30 Page 31

Thence, with said line North 63 deg. 22 min. 07 sec. West a distance of 31.14 feet to a $\frac{1}{2}$ " pipe (found) at the northern most corner of said 2.114 acre tract also being corner to a 31.895 acre tract conveyed to Rosa N. Gabriel by Official Record 98 Page 630

Thence, with the line between said 2.114 acre tract and said 31.895 acre tract South 27 deg. 52 min. 33 sec. West passing the corner of a 1.431 acre tract conveyed to Rosa N. Gabriel by Volume 54 Page 864 a total distance of 411.29 feet to a point in the northwest line of said 1.431 acre tract

Thence, across said 1.431 acre tract South 38 deg. 56 min. 17 sec. East a distance of 90.00 feet to a point in the centerline of an open ditch and also being the southern terminus of said 20 foot drainage easement

Bearings are based on the centerline of Kiousville-Georgesville Road (South 38 deg. 00 min. West) as described in Volume 185 Page 240

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 August 15, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 1.7180 acre tract
Surveyed for Tinapple

The following described 1.7180 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 14097 and being part of a 49.65 acre tract conveyed to Warren K. and Patty E. Tinapple by Volume 185 Page 240 and being more particularly described as follows:

Beginning at a iron pin (found) at the centerline intersection of Kiousville-Georgesville Road (County Road 53) (60 foot right-of-way) with the centerline of West Jefferson-Kiousville Road (County Road 22) (45 foot right-of-way) said iron pin is at the northeast corner of said 49.65 acre tract

Thence, with the centerline of Kiousville-Georgesville Road South 38 deg. 00 min. 00 sec. West a distance of 208.14 feet to a mag nail set in said centerline at the **true point of beginning**

Thence, continuing with said centerline South 38 deg. 00 min. 00 sec. West a distance of 232.88 feet to a ¾" square harrow tooth set at the eastern most corner of a 1.0 acre tract conveyed to Fred McGath Jr. Et. Al by Volume 146 Page 235

Thence, with the northeast line of said 1.0 acre tract North 62 deg. 29 min. 51 sec. West passing 2 ½" diameter iron pipe (found) at 31.06 feet a total distance of 331.69 feet to a mag nail set in the top of 8" diameter wood fence post (found)

Thence, across said 49.65 acre tract the following two new courses:

- 1.) North 40 deg. 20 min. 08 sec. East a distance of 234.85 feet to an iron pin and cap set
- 2.) South 62 deg. 29 min. 51 sec. East passing an iron pin and cap set at 296.96 feet a total distance of 321.96 feet returning to the **true point of beginning** containing 1.7180 more or less acres

With the benefit of a 20 foot drainage easement is tangent and 20 feet right of the following described baseline beginning at a iron pin (found) at the centerline intersection of Kiousville-Georgesville Road with the centerline of West Jefferson-Kiousville Road also corner to Tinapple's 49.65 acre tract

Thence, with the centerline of West Jefferson-Kiousville Road North 50 deg. 38 min. 50 sec. West a distance of 305.48 feet to a harrow tooth set

Thence, across said 49.65 acre tract South 40 deg. 20 min. 08 sec. West passing an iron pin and cap set at 25.00 feet a total distance of 274.24 feet to the **true point of beginning** of said baseline of said 20 foot drainage easement

Thence, continuing with a new line across said 49.65 acre tract South 40 deg. 20 min. 08 sec. West passing an iron pin and previously set at 20.00 feet a total distance of 254.85 feet to a mag nail set in an 8" wood fence post at the northern most corner of a 1.0 acre tract conveyed to Fred McGath Jr. Et. Al by Volume 146 Page 235 said corner is also corner to said 49.65 acre tract

Thence, with the southeast line of said 49.65 acre tract South 37 deg. 57 min. 28 sec. West a distance of 916.75 feet to a 1" diameter iron pipe (found) at the western most corner of a 2.897 acre tract conveyed to Joann Bush by Volume 263 Page 641 said iron pin is also in the northeast line of a 2.114 acre tract conveyed to Rosa N. Gabriel by Volume 30 Page 31

Thence, with said line North 63 deg. 22 min. 07 sec. West a distance of 31.14 feet to a ½" pipe (found) at the northern most corner of said 2.114 acre tract also being corner to a 31.895 acre tract conveyed to Rosa N. Gabriel by Official Record 98 Page 630

Thence, with the line between said 2.114 acre tract and said 31.895 acre tract South 27 deg. 52 min. 33 sec. West passing the corner of a 1.431 acre tract conveyed to Rosa N. Gabriel by Volume 54 Page 864 a total distance of 411.29 feet to a point in the northwest line of said 1.431 acre tract

Thence, across said 1.431 acre tract South 38 deg. 56 min. 17 sec. East a distance of 90.00 feet to a point in the centerline of an open ditch and also being the southern terminus of said 20 foot drainage easement

Bearings are based on the centerline of Kiousville-Georgesville Road (South 38 deg. 00 min. West) as described in Volume 185 Page 240

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 August 15, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.