



BEARINGS BASED ON THE  $\text{C}$  OF OLD U.S. 42 (EAST BOUND LANE)  
(N 84° 26' 12" E) AS SHOWN ON AIRPORT PLAT ON FILE AT TAX MAP ROOM.

$\text{C}$  U.S. 40 - OLD NATIONAL ROAD (EASTBOUND LANE)  
N 84° 26' 12" E 754.70'

S 84° 26' 12" W 236.40'

40.00'

40.00'

S 05° 34' 00" E 480.64'

COUNTY OF MADISON  
VOL. 268, PG. 332  
2.50 ACRES

**7.6567+/- ACRES**  
(BY THIS SURVEY)

**DEED REFERENCE**

JOHN SAWYER  
VOL. 174, PG. 216  
56.646 ORIGINAL ACRES  
7.4468 RESIDUAL ACRES

1-2"  $\phi$  IRON PIN  
FOUND BENT AND  
REPLACED WITH I.P.+C.

N 70° 02' 25" E  
2.80'

424.26'

N 13° 08' 02" W 464.62'

EAST SIDE NURSERY  
VOL. 105, PG. 373  
679.2252 ACRES

S 84° 26' 33" W 693.51'

COUNTY OF MADISON  
VOL. 268, PG. 332  
2.1169 ACRES

MADISON COUNTY COMMISSIONERS  
VOL. 268, PG. 92  
4.7876 ACRES

N 13° 05' 20" W  
100.87'

N 13° 15' 05" W  
104.91'

2' DEEP

**LEGEND**

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- PK NAIL (FOUND)
- △ 3/4"  $\phi$  IRON PIPE & YELLOW CAP  
STAMPED "6495 PLS" (FOUND)
- RAIL ROAD SPIKE (FD.)
- MAG NAIL (SET)
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)

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

*James R. Cottrill* DATE: 12-9-99

12-2000

**JAMES R. COTTRILL P.S.**

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

**7.6567± ACRES, VMS 6245,  
SOMERFORD TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR CLYDE ARCHER**

DATE DRAWN:  
12-01-99  
JOB #S991105  
F. B. # 23

SCALE : 1" = 60'  
60' 30' 0 60'

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



The following described 7.6567 acre tract is situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 6245, and being all that remains of a 56.646 original acre tract (7.4468 residual acres by deed) conveyed to John Sawyer by Volume 174 Page 216 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of the east bound lane of U.S. 40-Old National Road said railroad spike being at the northwest corner of said 56.646 acre tract also being northeast corner of a 679.2252 acre tract conveyed to East Side Nursery by Volume 105, Page 373;

Thence, with the centerline of said east bound lane North 84 deg. 26' 12" East a distance of 754.70 feet to a magnetic nail set in the said centerline at the northwest corner of a 2.50 acre tract conveyed to the County of Madison by Volume 268 Page 332;

Thence, with the West line of said 2.50 acre tract South 05 deg. 34' 00" East, passing an iron pin and cap set at 40.00 feet, a total distance of 460.64 feet to an iron pin and cap set in the North line of a 2.1169 acre tract conveyed to the County of Madison by Volume 268 Page 332;

Thence, with the North line of said 2.1169 acre tract South 84 deg. 26' 33" West a distance of 693.51 feet to an iron pin and cap set at the northeast corner of a 4.7876 acre tract conveyed to the Madison County Commissioner by Volume 268 Page 92 said iron pin and cap is also corner to said East Side Nursery 679.2252 acre tract;

Thence, with the East line of said 679.2252 acre tract North 13 deg. 08' 02" West passing an iron pin and cap set at 424.26 feet, a total distance of 464.62 feet returning to the point of beginning containing 7.6567 acres more or less.

Bearings are based on the centerline of U.S. 40 (east bound land) (North 84 deg. 26' 12" East) as shown on airport plat on file at Tax Map Room.

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 December 1, 1999, by James R. Cottrill registration #6858.