

BEARINGS BASED ON THE  $\odot$  OF ST.RT. 665  
(N 72°11'24"W) AS DESCRIBED IN  
D.B. 297 PG. 678.

WEST JEFFERSON - KIOUSVILLE ROAD (CR 22)

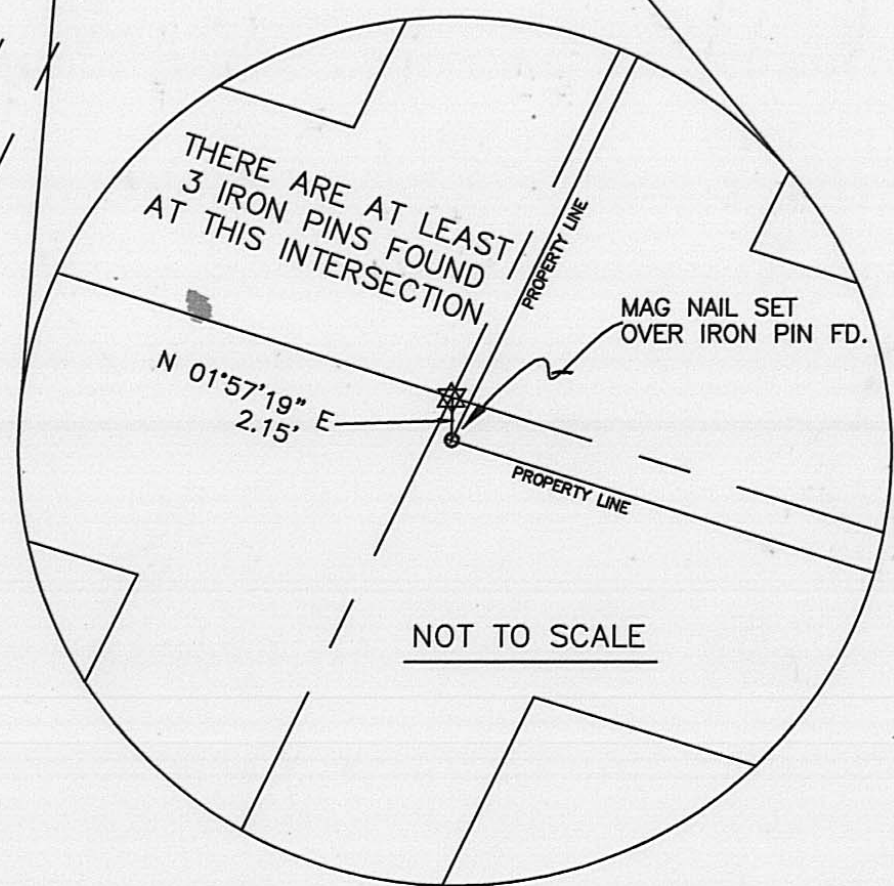
JOHN B. & PATRICIA G. BAILEY  
VOL. 57 PG. 218  
4.22 AC.

124

RHONDA M. MILANO  
O.R. 48 PG. 465  
3.007 AC.

1141

MAG NAIL SET OVER IRON PIN FD.



NOT TO SCALE

STATE ROUTE 665 (60'R/W)

**LEGEND**

- ☆  $\odot$  MON. BOX (FOUND)  
SET BY THE STATE OF OHIO.
- ▲ METAL FENCE POST (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ 3/4" ELEC. CONDUIT & YELLOW PLASTIC CAP  
STAMPED "R.I. BAKER 5539" (FOUND)
- PONY SPK. (SET)
- P K NAIL (FOUND)
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

○ TAX MAP PARCEL NUMBER

(A)

(A)

**DEED REFERENCE**

(A) DOUGLAS N. & LAURA D. CRAGER  
D.B. 297 PG. 678  
77.409 ACRES

1109

ROBERT A. THOMAS  
D.B. 222 PG. 79  
4.978 ACRES

709

2.4685+/-  
ACRES

(B)

709

2.0000+/-  
ACRES

(A)

2.6884+/-  
ACRES

(B)

709

(A)



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

*James R. Cottrill* DATE: 9-15-99

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

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

2.0000± ACRES, VMS 12127,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR DOUG CRAGER

DATE DRAWN:  
8-27-99  
JOB #S990812  
F. B. # 23

SCALE : 1" = 100'  
100' 50' 0' 100'

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

Description of a 2.0000 acre tract  
Surveyed for Doug Crager

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 12127 acre tract, and being part of a 77.409 acre tract conveyed to Douglas N. & Laura D. Crager by Deed Book 297 Page 678 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of State Route 665 (60 foot right-of-way) said PK nail being the southwest corner of a 2.6884 acre tract being part of a 4.978 acre tract conveyed to Robert A. Thomas by Deed Book 222 Page 79 said PK nail bears South 72 deg. 29 min. 27 sec. East a distance of 1050.73 feet from a centerline monument box found at the centerline intersection of State Route 665 with the centerline of West Jefferson-Kiousville Road (see plat for clarification of iron pins found at said intersection)

Thence, with the centerline of State Route 665 North 72 deg. 11 min. 24 sec. West a distance of 200.00 feet to a pony spike set in said centerline;

Thence, across said 77.409 acre tract the following three courses:

- 1) North 14 deg. 17 min. 27 sec. East, passing an iron pin and cap set at 30.00 feet a total distance of 436.43 feet to an iron pin and cap set
- 2) South 72 deg. 11 min. 24 sec. East being parallel to the centerline of State Route 665 a distance of 200.00 feet to an iron pin an cap set
- 3) South 14 deg. 17 min. 27 sec. West, passing an iron pin and cap set at 64.12 feet and passing the Northwest corner of said 2.6884 acre tract a 117.27 feet, also passing an iron pin and cap set at 406.43 feet, a total distance of 436.43 feet returning to the point of beginning containing 2.0000 acres more or less.

With the benefit of a 20 foot drainage easement said easement extends from the North line of said 2.0000 acre tract to the centerline of T.A. Smith drainage ditch and is 10 feet left and right of the following described centerline;

Beginning at a point in the North line of the here-in-above described 2.0000 acre tract said point bears North 72 deg. 11 min. 24 sec. West a distance of 141.33 feet from the northeast corner of said 2.0000 acre tract;

Thence, across said 77.409 acre tract the following two courses:

- 1) North 43 deg. 32 min. 59 sec. East a distance of 1398.76 feet
- 2) North 24 deg. 00 min. 52 sec. East a distance of 681.28 feet to a point in the centerline of said T.A. Smith ditch and the northern terminus of said 20 foot drainage easement;

Bearings are based on the centerline of State Route 665 (North 72 deg. 11 min. 24 sec. West) as described in Deed Book 297 Page 678.

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 27, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.