

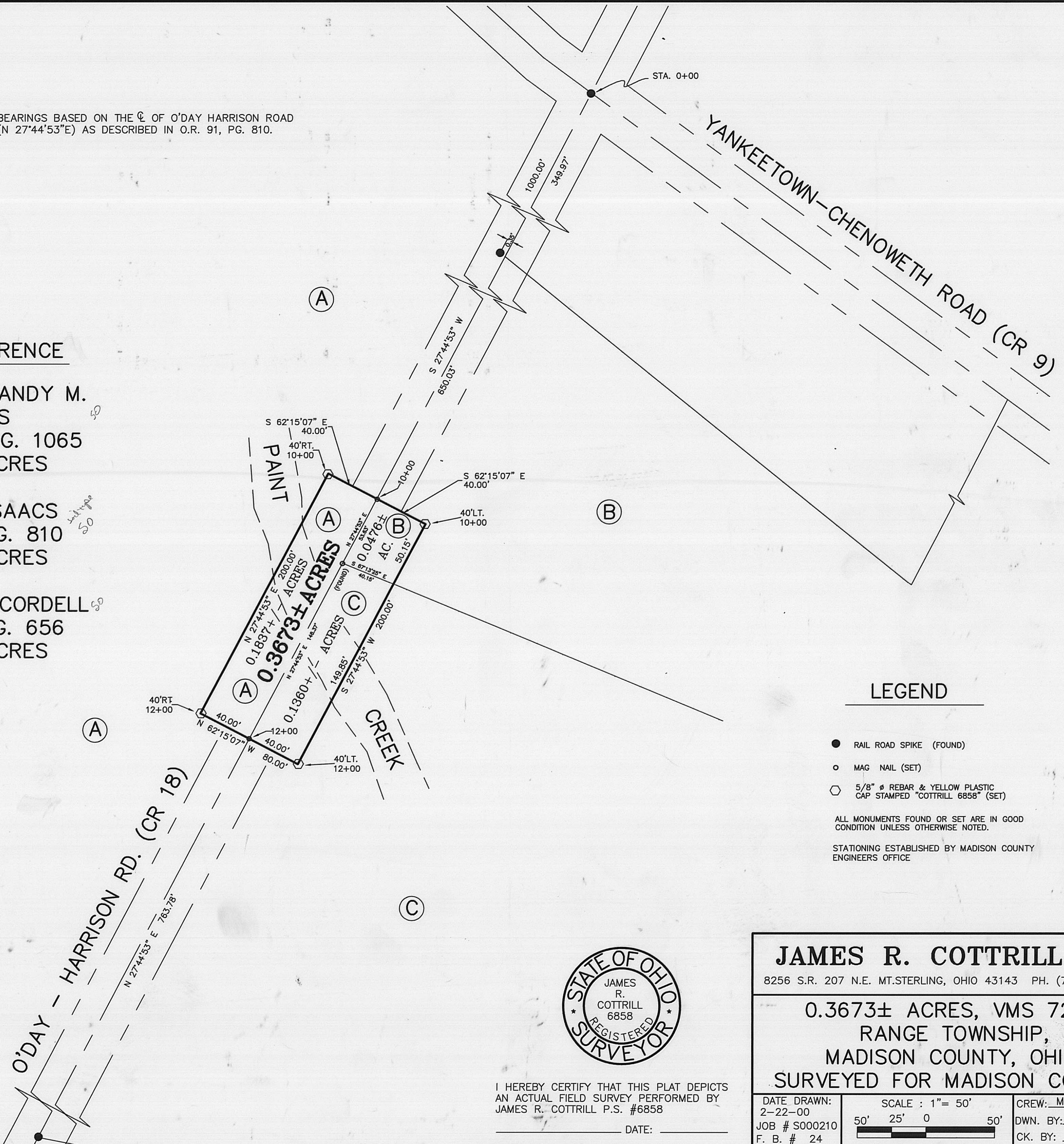
BEARINGS BASED ON THE \angle OF O'DAY HARRISON ROAD
(N 27°44'53"E) AS DESCRIBED IN O.R. 91, PG. 810.

DEED REFERENCE

VERNON & SANDY M. ISAACS
O.R. 0051, PG. 1065
87.019 ACRES

JEAN E. ISAACS
O.R. 91, PG. 810
17.036 ACRES

MATTHEW R. CORDELL
O.R. 91, PG. 656
22.319 ACRES



LEGEND

- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

STATIONING ESTABLISHED BY MADISON COUNTY ENGINEERS OFFICE



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

DATE: _____

JAMES R. COTTRILL P.S.

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

**0.3673± ACRES, VMS 7265,
RANGE TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR MADISON COUNTY.**

DATE DRAWN:
2-22-00
JOB # S000210
F. B. # 24

SCALE : 1" = 50'
50' 25' 0 50'

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

5/11/00

Description of a 0.3673 acre tract
Surveyed for Madison County

The following described 0.3673 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 7265 and being part of a 87.019 acre tract conveyed to Vernon and Sandy M. Isaacs by Official Record 51 Page 1065 also being part of a 17.036 acre tract conveyed to Jean E. Isaacs by Official Record 91 Page 810 and also being part of a 22.319 acre tract conveyed to Matthew R. Cordell by Official Record 91 Page 656 and being more particularly described as follows:

Beginning at a rail road spike (found) at the centerline intersection of Yankeetown-Chenoweth Road (County Road 9) with the centerline of O'Day-Harrison Road (County Road 18)

Thence, with the centerline of O'Day-Harrison Road South 27 deg. 44 min. 53 sec. West passing the northwest corner of said 17.036 acre tract at 349.97 feet a total distance of 1000.00 feet to a mag nail set in said centerline at station 10+00 as established by Madison County said mag nail also being the **true point of beginning**

Thence, across said 17.036 acre tract South 62 deg. 15 min. 07 sec. East being perpendicular to said centerline a distance of 40.00 feet to an iron pin and cap set

Thence, continuing with said 17.036 acre tract South 27 deg. 44 min. 53 sec. West passing the line between said 17.036 and said 22.319 acre tracts at 50.15 feet a total distance of 200.00 feet to an iron pin and cap set

Thence, continuing with a new line across said 22.319 acre tract North 62 deg. 15 min. 07 sec. West passing a mag nail in the centerline of O'Day-Harrison Road at 40.00 feet a total distance of 80.00 feet to an iron pin and cap set

Thence, across said 87.019 acre tract the following two new courses:

- 1.) North 27 deg. 44 min. 53 sec. East a distance of 200.00 feet to an iron pin and cap set
- 2.) South 62 deg. 15 min. 07 sec. East being perpendicular with the centerline of O'Day-Harrison Road a distance of 40.00 feet returning to the **true point of beginning** containing 0.3673 more or less acres of which 0.1837 acre is part of said 87.019 acre tract, 0.0476 acres is part of said 17.036 acre tract and 0.1360 acres is part of said 22.319 acre tract

Bearings are based on the centerline of O'Day-Harrison Road (North 27 deg. 44 min. 53 sec. East) as described in Official Record 91 Page 810

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 February 22, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.