

BEARINGS BASED ON THE  $\odot$  OF ST. RT. 56  
(N21°13'40"W) AS DESCRIBED IN D.B. 260 PG. 421.

**DEED REFERENCE**

DAWN M. & ROBERT J. FRALICK  
O.R. 69 PG. 316  
109.2675 ACRES

**2.9476+/- ACRES**

WILLIAM R. & MARY A. EVANS  
O.R. 60 PG. 610  
3.3935 ACRES



**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

2.9476± ACRES, VMS 6014,  
SOMERFORD TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR DAWN FRALICK.

**LEGEND**

- 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- RAIL ROAD SPIKE (SET)
- MAG. NAIL (PREVIOUSLY 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: 8-3-98

DATE DRAWN:  
8-3-98  
JOB #S980315A  
F. B. # FILE

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

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

30-01



Description of 2.9476 acre tract  
Surveyed for Dawn Fralick

The following described 2.9476 acre tract is situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 6014, and being part of a 109.2675 acre tract conveyed to Dawn M. and Robert J. Fralick by Official Record 69 Page 316 and being more particularly described as follows:

Beginning at a magnetic nail previously set in the centerline of State Route 56 (60 foot right-of-way) said magnetic nail being at the northeast corner of 3.3935 acre tract conveyed to William R. and Mary A. Evans by Official Record 60 Page 610;

Thence, with the northwest line of said 3.3935 acre tract South 60 deg. 30 min. 28 sec. West, passing an iron pin and cap previously set at 34.80 feet, also passing another iron pin and cap previously set at 328.20 feet, a total distance of 425.86 feet to a point in the centerline of the north branch of Deercreek;

Thence, with said centerline the following six courses:

- 1) North 13 deg. 26 min. 29 sec. East a distance of 58.39 feet
- 2) North 06 deg. 26 min. 56 sec. East a distance of 54.83 feet
- 3) North 18 deg. 14 min. 15 sec. West a distance of 44.70 feet
- 4) North 43 deg. 04 min. 48 sec. West a distance of 107.30 feet
- 5) South 83 deg. 28 min. 42 sec. West a distance of 148.64 feet
- 6) North 45 deg. 03 min. 22 sec. West a distance of 35.39 feet

Thence, across said 109.2675 acre tract North 63 deg. 39 min. 55 sec. East passing an iron pin and cap set at 50.00 feet, and again at 530.53 feet, a total distance of 560.65 feet to a railroad spike set in the centerline of State Route 56;

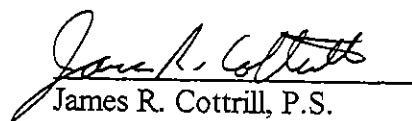
Thence, with said centerline South 21 deg. 13 min. 40 sec. East a distance of 299.60 feet, returning to the point of beginning containing 2.9476 acres more or less.

Bearings are based on the centerline of State Route 56 (North 21 deg. 13 min. 40 sec. West a described in Deed Book 260 Page 421.

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 3, 1998 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.  
Registration #6858