

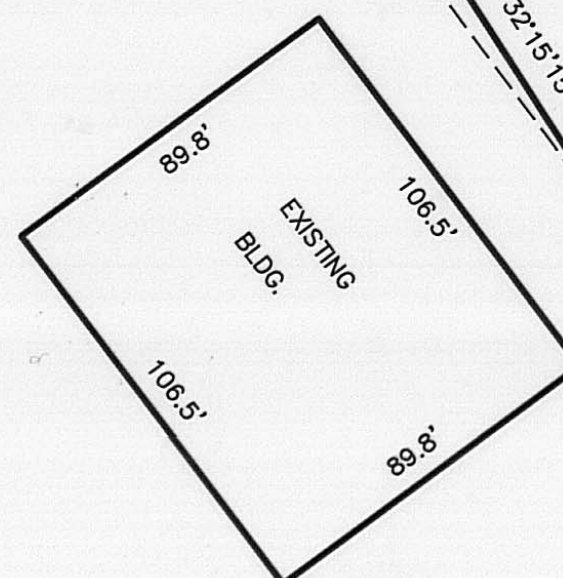
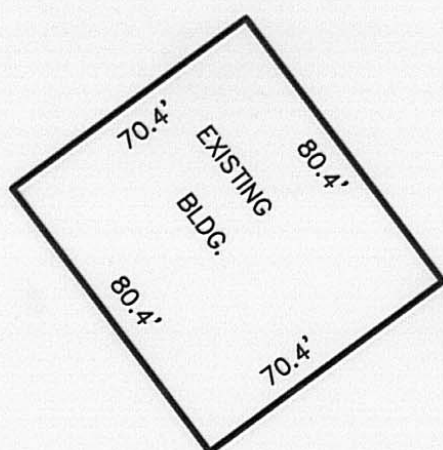
BEARINGS BASED ON THE  $\text{C}$  OF HIGH FREE PIKE (N 53°40'E)  
AS DESCRIBED IN O.R. 91, P. 507.

ROBERT L. & SANDRA E. FRY  
D.B. 292, PG. 58  
1.145 ACRES

HIGH FREE PIKE (60'R/W)(CR 49)

JAMES E. & PENNY PICKARD  
O.R. 22, P. 851  
0.7920 ACRES

1.4839+/- ACRES



DEED REFERENCE

ROBERT L. & SANDRA E. FRY  
O.R. 91, PG. 607  
15.2815 ACRES

LEGEND

- IRON PIPE (FOUND)
  - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
  - IRON BOLT (FOUND)
  - △ RECORD CORNER STONE (FOUND)
  - RAIL ROAD SPIKE
  - 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.
- TAX MAP PARCEL NUMBER



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

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

1.4839± ACRES  
VMS 2679, JEFFERSON TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR ROBERT L. FRY

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

DATE: \_\_\_\_\_

DATE DRAWN:  
5-21-01  
JOB # S010514  
F. B. # 28

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

CREW: MW, RR  
DWN. BY: RC  
CK. BY: \_\_\_\_\_

82-01



**Description of a 1.4839 Acre Tract  
Surveyed for Robert L. Fry**

The following described 1.4839 +/- acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2679, being part of a 15.2815 acre tract conveyed to Robert L. and Sandra E. Fry by Official Record 91 Page 607 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of High Free Pike (60 foot right-of-way) (C.R. 49), said railroad spike being corner to said 15.2815 acre tract, also the northwest corner of a 0.7920 acre tract conveyed to James E. and Penny Pickard by Official Record 22 Page 851.

Thence with said 0.7920 acre the following two courses:

- 1) South 32 deg. 15 min. 08 sec. East passing an iron pipe found 30.02 feet a total distance of 230.64 feet to an iron pipe found.
- 2) North 53 deg. 37 min. 35 sec. East a distance of 150.01 feet to an iron pipe found in the southwest line of a 1.145 acre tract conveyed to Robert L. and Sandra E. Fry by Deed Book 292 Page 58.

Thence with said line and a new line extending across said 15.2815 acre tract South 32 deg. 15 min. 06 sec. East passing an iron pipe found at the southern most corner of said 1.145 acre tract at 19.42 feet and continuing with the new line across said 15.2815 acre tract a total distance of 100.25 feet to an iron pin and cap set.

Thence continuing with the following two new lines across said 15.2815 acre tract:

- 1) South 53 deg. 37 min. 35 sec. West a distance of 300.38 feet to an iron pin and cap set.
- 2) North 32 deg. 15 min. 15 sec. West passing an iron pin and cap set at 300.92 feet a total distance of 330.99 feet to an mag nail set in the centerline of High Free Pike.

Thence with said centerline North 53 deg. 40 min. 00 sec. East a distance of 150.38 feet returning to the point of beginning containing 1.4839 +/- acres.

Bearings are based on the centerline of High Free Pike (North 53 deg. 40 min. 00 sec. East) as described in Official Record 91 Page 607.

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 May 21, 2001 by James R. Cottrill registration #6858.(S010514)

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James R. Cottrill, P.S