



IP+C NOT SET AS REQUESTED BY OWNER

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BEARINGS BASED ON THE NORTHEAST LINE OF ADELSBERGER'S 206.00 ACRE TRACT (N 20°58'W) AS DESCRIBED IN VOL. 211, PG. 262.

DEED REFERENCE

JAMES L. & ELIZABETH A. ADELSBERGER
VOL. 211, PG. 262
206.00 ACRES

330
331

21.0001 +/- ACRES

VMS 10454
VMS 5195

GAROLD CREMEENS
VOL. 283, PG. 423
77.72 AC.

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

VMS 10454
VMS 5195

OPEN DITCH

OPEN DITCH

GLADE RUN ROAD

ST. RT. 142 (60'R/W)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 4-30-01

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

21.0001 ACRES, VMS 5195 & 10454, DEERCREEK TOWNSHIP, MADISON COUNTY, OHIO. SURVEYED FOR JIM ADELSBERGER

DATE DRAWN: 4-17-01	SCALE: 1" = 200'	CREW: MW, DS
JOB #S010403	200' 100' 0 200'	DWN. BY: RC
F. B. # 27		CK. BY:

1.0
1.8

Description of a 21.0001 acre tract
Survey for Jim Adelsberger

The following described 21.0001 acre tract is situated in the state of Ohio, Madison County, Deercreek Township, V.M.S. 5195 and 10454, and being part of a 206.00 acre tract conveyed to James L. & Elizabeth A. Adelsberger by volume 211 Page 262 and being more particularly described as follows:

Beginning at a mag nail set in the centerline at state Route 142 (60 ft. right-of-way) said mag nail bears South 68 degrees 52 min. 57 seconds West a distance of 629.38 feet from an iron pin found in said centerline at the southeast corner of said 206.00 tract, said mag nail also bears South 68 degrees 52 min. 57 seconds West a distance of 954.27 feet from the centerline intersection of said state Route 142 with the centerline of Glade Run Road.

Thence with the centerline at said State Route 142, South 68 degrees 52 min. 57 seconds West, a distance of 350.00 feet to a mag nail set in said centerline,

Thence across said 206.00 acre tract of following three new courses:

- 1) North 18 deg. 51 minutes 04 seconds West, passing iron pins and caps set at 30.00 feet and at 765.33 feet a total distance of 2615.66 feet to a point,
- 2) North 68 degrees 52 min. 57 seconds east, being parallel to the centerline of State Route 142, a distance of 350.00 feet to a point,
- 3) South 18 deg. 51 minutes 04 seconds East, passing iron pins and caps set at 2141.14 feet and again at 2580.66 feet a total distance of 2615.66 be the point a beginning containing 21.0001 acres more or less.

Bearings are based on the northeastern line of Adelsberger's 206.00 acre tract (North 20 deg.58 min. West) as described in Deed Book 211 Page 262.

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 April 17, 2001 by James R. Cottrill registration #6858. (Job # S010403)

James R. Cottrill, P.S.