

STATE OF OHIO
PRISON FARM - OHIO
PEACE OFFICER TRAINING
COUNCIL
D.B. 88 PG. 554
30.466 AC.

905

PHILIP B. & NANCY C.
44 VAL. PG. 408
D.R. 8679 ACRES

1247

CONSOLIDATED CONSTRUCTION PRODUCTS
D.R. 106 PG. 2105
4. 8281 +/- ACRES

1272

MADISON COUNTY TIRE REALTY CO.
D.R. 100 PG. 2611
4. 8016 +/- ACRES

1273

ROGER D. & VICKY
WINDLAND
D.B. 281 PG. 229
1.619 AC.

538

11.1680 +/-
ACRES

STATE ROUTE 56
(60'R/W)

63.9355 +/-
ACRES

AMANDA V. MURRAY
VOL. 286 PG. 558
0.586 AC.

799

LAMAR GOSSARD
VOL. 234, PG. 506
22.255 ACRES

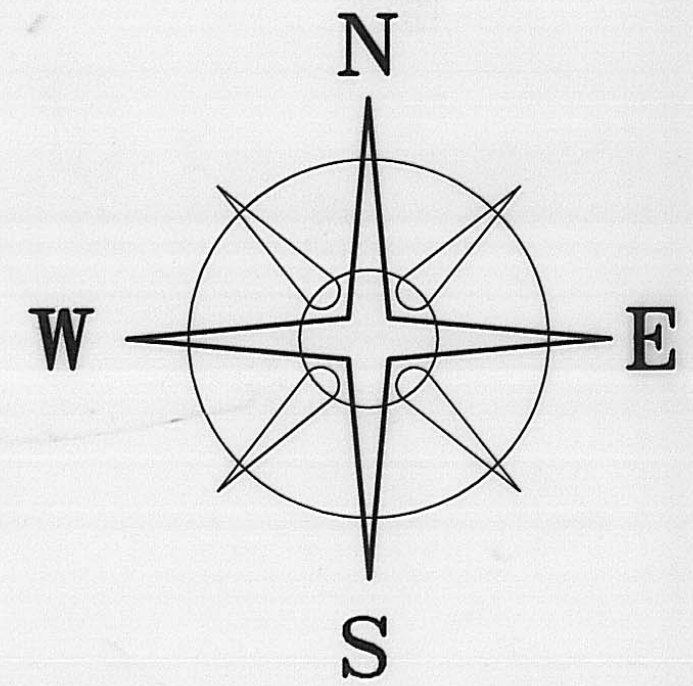
605

THE STATE OF OHIO
(PRISON FARM)
D.B. 88 PG. 554
1411.721 AC.

755

VMS 8864
VMS 13567

VMS 13567
VMS 5429/8744



BEARINGS BASED ON THE C OF ST.RT. 56
(S 34°34'E) AS DESCRIBED IN O.R. 10 PG. 1085.

DEED REFERENCE

KENNISON A. SIMS
D.R. 10 PG. 1084
86.41 ORIG. ACRES (FIRST TRACT)

891

LEGEND

- ☆ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS-7759" (FOUND)
- IRON PIPE & CAP STAMPED "5969 NCB" FOUND
- 30" SQ. CONC. FENCE POST FOUND
- △ 6" RAILROAD RAIL USED AS A FENCE POST
- IRON PIN FOUND
- ◇ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

VMS LINE SCALED FROM TAX MAP



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

James R. Cottrill DATE: 5-15-01

JAMES R. COTTRILL P.S.

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

VMS 8864 & 13567,
UNION TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR KENNISON SIMS

DATE DRAWN:
5-3-01
JOB # S010417
F. B. # 27

SCALE : 1" = 200'
200' 100' 0 200'

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

Description of a 11.1680 Acre Tract Surveyed for Kennison Sims

The following described 11.1680 +/- acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S 8864 being part of a 86.41 original acres (First Tract) conveyed to Kennison A. Sims by Official Record 10 Page 1084 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 foot right-of-way) said point is at the northern most corner of a 1.619 acre tract conveyed to Roger D. & Vicky Windland by Deed Book 281 Page 229.

Thence with said 1.619 acre tract the following two courses:

- 1) South 55 deg. 52 min. 05 sec. West passing an iron pipe and cap stamped "5969 NCB" found at 30.00 feet a total distance of 201.57 feet to a iron pipe and cap stamped "5969 NCB" found.
- 2) South 34 deg. 32 min. 25 sec. East a distance of 349.95 feet to an iron pipe cap stamped "5969 NCB" found.

Thence across said 86.41 acre tract the following two courses:

- 1) South 53 deg. 50 min. 45 sec. West a distance of 672.62 feet to an iron pin and cap set.
- 2) North 35 deg. 45 min. 54 sec. West a distance of 633.74 feet to an iron pin and cap previously set the southern most corner of a 4.8016 +/- acre tract conveyed the Madison County Tire Realty Co. by Official Record 100 Page 2611.

Thence with the southeast line of said 4.8016 +/- acre tract North 54 deg. 08 min. 22 sec. East passing an iron pin and cap previously set at 857.57 feet a total distance of 887.57 feet to a point in the centerline of State Route 56.

Thence with said centerline South 34 deg. 34 min. 00 sec. East a distance of 286.59 feet returning to the point of beginning containing 11.1680 +/- acres.

Bearings are based on the centerline of State Route 56 (South 34 deg. 34 min. 00 sec. East) as described in Official Record 10 Page 1085.

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 3, 2001 by James R. Cottrill registration #6858.(S010417)


James R. Cottrill, P.S

Description of a 63.9355 Acre Tract Surveyed for Kennison Sims

The following described 63.9355 +/- acre tract is situated in the State of Ohio, Madison County, Union Township VMS 8864 & 13567 being part of a 86.41 original acre tract (First Tract) conveyed to Kennison A. Sims by Official Record 10 Page 1084 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 foot right-of-way) said point being the southeastern corner of a 1.619 acre tract conveyed to Roger D. & Vicky Windland by Deed Book 281 Page 229.

Thence with said centerline South 34 deg. 34 min. 00 sec. East a distance of 739.34 feet to the northern most corner of a 0.586 acre tract conveyed to Amanda V. Murray by Volume 286 Page 558.

Thence with the northwest line of said 0.586 acre tract, also the northwest line of 22.255 acre tract conveyed to Lamar Gossard by Volume 234 Page 506, South 44 deg. 09 min. 04 sec. West passing the northern corner common to said tracts at 191.00 feet a total distance of 2039.59 feet to an iron pin and cap set in the east line of a 1411.721 acre tract conveyed to the State of Ohio (Prison Farm) by Deed Book 88 Page 554 said pin is also in the line between VMS 13567 and VMS 5429/8744.

Thence with said line North 39 deg. 00 min. 14 sec. West a distance of 908.49 feet to an iron pin and cap set.

Thence with the east line of said 1411.721 acre tract North 04 deg. 33 min. 31 sec. West a distance of 1787.63 feet to a 6" railroad rail used as a fence post corner to a 30.466 acre tract conveyed to the State of Ohio, Prison Farm-Ohio Peace Officer Training Council by Deed Book 88 Page 554.

Thence with the southeast line of said 30.466 acre tract North 54 deg. 13 min. 35 sec. East a distance of 274.41 feet to a 5/8" rebar & yellow plastic cap stamped "Elliott PS-7759" found at the northwest corner of 4.8679 acre tract conveyed to Philip B. & Nancy C. Wall by Official Record 44 Page 408.

Thence with the southwest line of said 4.8679 acre tract South 35 deg. 45 min. 54 sec. East passing a 5/8" rebar & yellow plastic cap stamped "Elliott PS-7759" found at the northwest corner of 4.8281 +/- acre tract conveyed the Consolidated Construction Products by Official 106 Page 2105, also passing a iron pin and cap previously set at 469.70 feet found at the northwest corner of 4.8016 +/- acre tract conveyed to Madison County Tire Realty Co. by Official Record 100 Page 2611, a total distance of 704.70 feet to an iron and cap set at the southern most corner of said 4.8016 +/- acre tract.

Thence across said 86.41 acre tract the following two new courses:

- 1) South 35 deg. 45 min. 54 sec. East a distance of 633.74 feet to an iron pin and cap set.
- 2) North 53 deg. 50 min. 45 sec. East a distance of 672.62 feet to a iron pipe & aluminum cap stamped "5969 NCB" found at the southern most corner of said Windland's 1.619 acre tract.

Thence with the southeast line of said 1.619 acre tract North 55 deg. 54 min. 20 sec. East passing an iron pipe & aluminum cap stamped "5969 NCB" found at 171.51 feet a total distance of 201.73 feet returning to the point of beginning containing 63.9355 +/- acres.

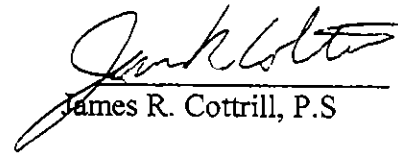
Bearings are based on the centerline of State Route 56 (South 34 deg. 34 min. East) as described in Official Record 10 Page 1085.

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 3, 2001 by James R. Cottrill registration #6858.(S010417 A)


James R. Cottrill, P.S