

DEED REFERENCE
STEVEN M. & CHERYL B. ISAACS
7.787 ACRES
O.R. 67 PAGE 85
432

V.M.S. 462
V.M.S. 4208 (SCALED FROM TAX MAP)

7.51 ACRES
54

MARILYN A. REAY
5.98 ACRES
O.R. 123 PAGE 846
53

CARMA J. & ROBERT
ARMENTROUT
1.100 ACRES
O.R. 102 PAGE 2611
363

4.1094+/- ACRES

3.7171+/- ACRES

V.M.S. 462
V.M.S. 4208

STATE ROUTE 56
(WIDTH VARIES)

DEER CREEK

ANDERSON-ANTIOCH ROAD (CR-59)
(WIDTH VARIES)

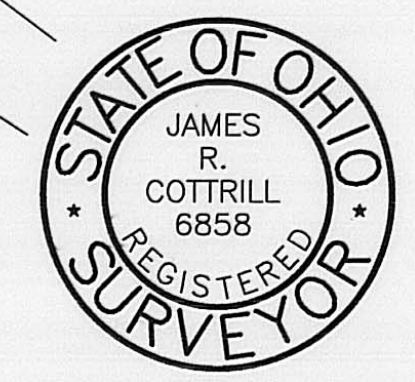
LEGEND

- 1/2" IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ 10" WOODEN FENCE POST (FOUND)
- MAG NAIL (SET)
- CONC. NAIL & WASHER (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

L=215.25'
R=7813.06'
Δ=01°34'43"
C LEN=215.25'
BRG=N 59°58'55" W



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

3.7171± & 4.1094± ACRE TRACTS,
VMS 462 & 4208, PLEASANT TWP.,
MADISON COUNTY, OHIO.
SURVEYED FOR STEVE ISAACS

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 1-28-02

DATE DRAWN: 1-14-02	SCALE: 1"=100'	CREW: MW, EM
JOB #S020106	100' 50' 0 100'	DWN. BY: RC
F. B. # 29		CK. BY:

44-02

Description of 3.7171 acre tract
Surveyed for Steve Isaacs

The following described 3.7171 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, V.M.S. 4208, being part of a 7.787 acre tract conveyed to Steven M. and Cheryl B. Isaacs by official record 67 p. 85 and being more particularly described as follows:

Beginning at a concrete nail set at the centerline intersection of state Route 56 with the centerline of Anderson - Antioch Road (County Road 59) said nail is also at the southernmost corner of said 7.787 acre tract

Thence, with the centerline state Route 56 the following two courses:

- 1) with a curve to the left said curve having a radius of 7813.06 feet, arc length of 215.25 feet, and chord bears North 59 deg. 58 min. 55 sec. West a chord length of 215.25 feet
- 2) North 60 deg. 46 min. 16 sec. West a distance of 278.91 feet to the southeast corner of a 5.98 acre tract conveyed to Marilyn A. Reay by official record 123 page 846

Thence, with the line between said 5.98 and said 7.787 acre tract North 38 deg. 16 min. 08 sec. East, passing an iron pin cap set at 94.86 feet a total distance of 361.45 feet to an iron pin and cap set

Thence, across said 7.787 acre tract South 55 deg. 35 min. 11 sec. East, passing an iron pin cap set of 435.67 feet, a total distance of 465.04 feet to a mag nail set in the centerline of Anderson-Antioch Road

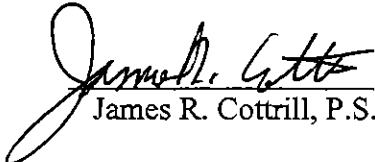
Thence, with said centerline, South 33 deg. 52 min. 00 sec. West a distance of 318.94 feet returning to the point beginning containing 3.7171 acres more or less

Bearings are based on the centerline of Anderson - Antioch Road (South 33 deg. 52 min. West) as described in official record 67 p. 85.

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 January 22nd, 2002, by James R. Cottrill registration #6858. (Job # S010206)


James R. Cottrill, P.S.

Description of a 4.1094 acre tract
Surveyed for Steve Isaacs

The following described 4.1094 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, V. M.S. 462 and 4208, and being part of a 7.787 acre tract conveyed to Steven M. and Cheryl B. Isaacs by official record 67 p. 85 and being more particularly described as follows:

Beginning at a concrete nail set at the centerline intersection of state Route 56 with the centerline of Anderson-Antioch Road (County Road 59) said nail being at the southernmost corner of said 7.787 acre tract

Thence, with the centerline of Anderson-Antioch North 33 deg. 52 min. 00 sec. East a distance of 318.94 feet to a mag nail set in said centerline at the **True Point of Beginning**

Thence, with a new line across said 7.787 acre tract North 55 deg. 35 min. 11 sec. West, passing iron pin cap set at 29.37 feet, a total distance of 465.04 feet to an iron pin cap set in the east line of 5.98 acre tract conveyed to Marilyn A. Reay by official record 123 page 846

Thence, with said 5.98 acre tract North 38 deg. 16 min. 08 sec. East a distance of 406.90 feet to a 10 inch wood fence post found

Thence, continuing with said 5.98 acre tract and also with a 7.51 acre tract also conveyed to Marilyn A. Reay by official record 123 page 846, North 86 deg. 56 min. 01 sec. East a distance of 179.57 feet to a half-inch iron pipe found at the northwest corner of a 1.100 acre tract conveyed to Carma J. and Robert Armentrout by official record 102 Page 2611

Thence, with said 1.100 acre tract the following two courses:

- 1) South 00 deg. 07 min. 09 sec. East a distance of 236.34 feet to a half-inch iron pipe found
- 2) South 58 deg. 32 min. 15 sec. East, passing an iron pin cap set at 133.26 feet a total distance a 158.28 feet to a mag nail set in the centerline of Anderson-Antioch Road

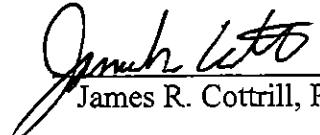
Thence, with said centerline South 33 deg. 52 min. 00 sec. West a distance of 328.71 feet returning to the **True Point of Beginning** containing 4.1094 acres more or less

Bearings are based on the centerline of Anderson-Antioch Road (South 33 deg. 52 min. West) as described in official record 67 p. 85

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 January 22nd, 2002 by James R. Cottrill registration #6858. (Job # S020106A)


James R. Cottrill, P.S.