

BEARINGS BASED ON THE C OF WILSON RD.
(N 17°18'51"E) AS DESCRIBED IN
O.R. 83, P. 1163.

ANTHONY & SYLVIA ZUCCO
62.0576 ACRES
O.R. 113 PAGE 2130
701

MAJOR C MERRICK & SIDNEY K. SHAFER
216.27 ACRES
D.B. 284 PAGE 206
508

DEED REFERENCE
GROVER C. & MARY REBECCA
JOHNSON
O.R. 83, P. 1163
292.8159 ACRES

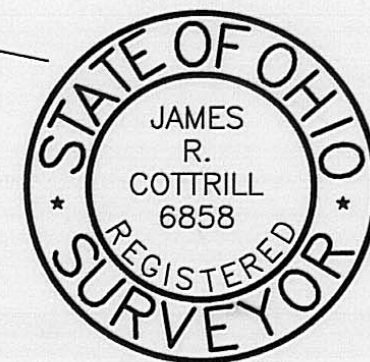
LINE	BEARING	DISTANCE
L1	S 73°19'20" E	214.22'
L2	N 17°37'40" E	158.57'
L3	N 73°19'20" W	214.22'
L4	N 17°37'40" E	127.52'
L5	N 17°18'51" E	196.60'
L6	S 72°40'14" E	245.64'
L7	N 17°19'17" E	200.70'
L8	N 72°50'16" W	245.66'

292.8486+/- ACRES

(144.0288± ACRES)
JEFFERSON TOWNSHIP
(148.8198± ACRES)
FAIRFIELD TOWNSHIP

LEGEND

- ☐ RAILROAD RAIL FENCE POST (FOUND)
 - IRON PIPE (FOUND)
 - 4" METAL FENCE POST (FOUND)
 - SOLID IRON PIN (FOUND)
 - △ 3/4" IRON PIPE & AL. CAP STAMPED "NCB 5969"(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

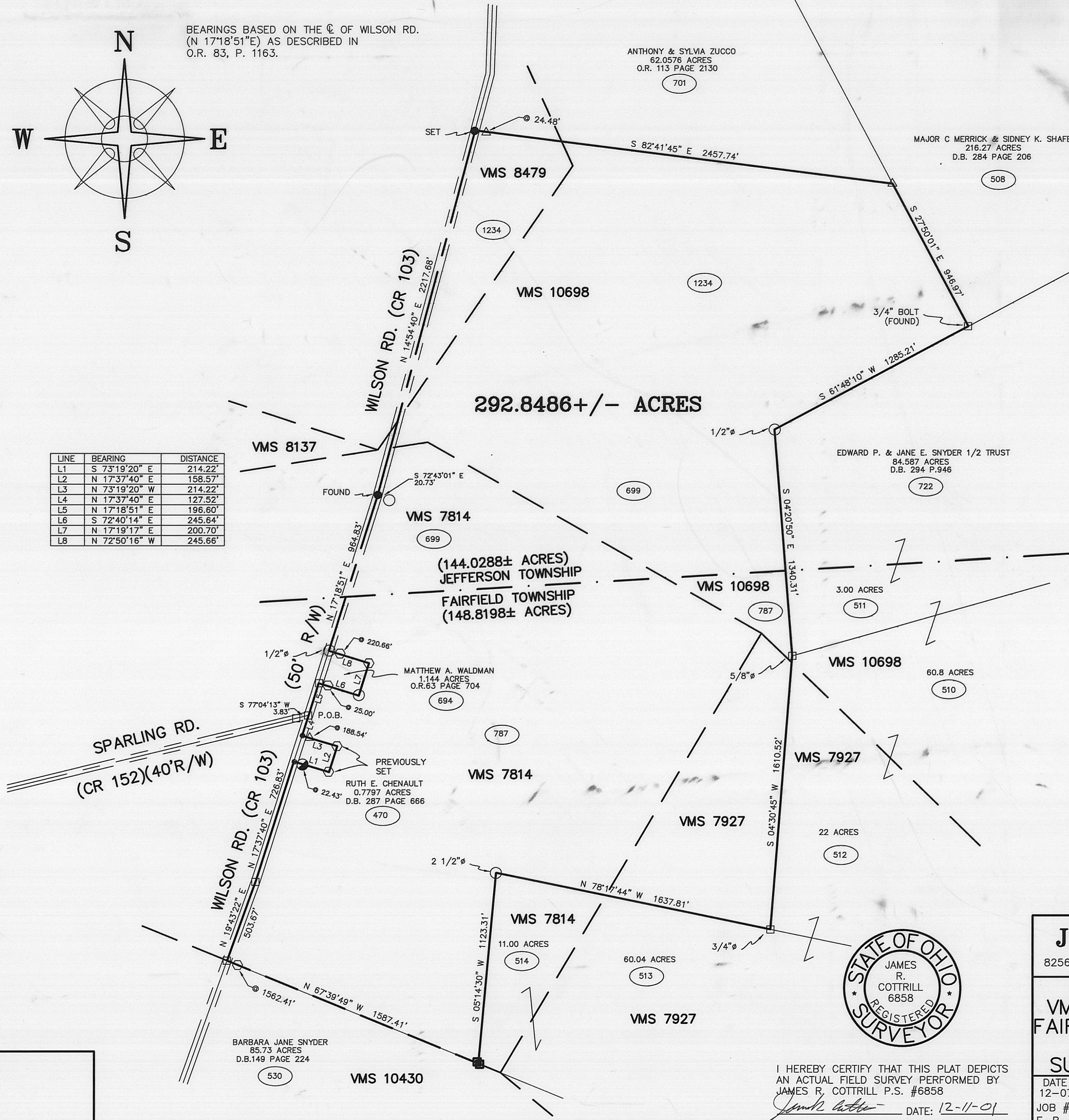


JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

292.8486 ± ACRES,
VMS 7814, 7927, 10698, & 8479,
FAIRFIELD & JEFFERSON TOWNSHIPS,
MADISON COUNTY, OHIO.
SURVEYED FOR GROVER JOHNSON.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 12-11-01

DATE DRAWN: 12-07-01	SCALE : 1" = 400' 400' 200' 0 400'	CREW: MW, EM
JOB #S011202		DWN. BY: RC
F. B. # 29		CK. BY:



Description of a 292.8486 acre tract
Surveyed for Grover Johnson

The following described 292.8486 acre tract is situated in the state of Ohio, Madison County, Fairfield and Jefferson Townships, V.M.S. 7814, 7927, 10698, and 8479, being all of a 292.8159 acre tract conveyed to Grover C. and Mary Rebecca Johnson by official record 83 Page 1163 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Wilson Road (County Road 103)(50 foot right-of-way), with the centerline of Sparling Road (County Road 152), from said iron pin another iron pin found bears South 77 deg. 04 min. 13 sec. West a distance of 3.83 feet

Thence, with the centerline of Wilson Road, North 17 deg. 18 min. 51 sec. East a distance a 196.60 ft. to iron pin found at the southwest corner of a 1.144 acre tract conveyed to Matthew A. Waldman by official records 63 p. 704

Thence, with said 1.144 acre tract the following three courses:

- 1) South 72 deg. 40 min. 14 sec. East, passing an iron pin and cap set at 25.00 feet, a total distance of 245.64 feet to a iron pipe found
- 2) North 17 deg. 19 min. 17 sec. East a distance of 200.70 feet to iron pin cap set
- 3) North 72 deg. 50 min. 16 sec. West, passing iron pin cap set at 220.66 feet, a total distance of 245.66 feet to a ½" diameter iron pipe found in the centerline of Wilson Road

Thence, with said centerline, the following two courses:

- 1) North 17 deg. 18 min. 51 sec. East a distance of 964.83 feet to a railroad spike found
- 2) North 14 deg. 54 min. 40 sec. East a distance of 2217.68 feet to a railroad spike set in said centerline at the southwest corner of a 62.0576 acre tract conveyed to Anthony and Sylvia Zucco by official record 113 p. 2130

Thence, with the south line of said 62.0576 acre tract, South 82 deg. 41 min. 45 sec. East, passing a ¾ inch diameter pipe aluminum cap stamped "NCB 5969" found at 24.48 feet, a total distance of 2457.74 feet to a ¾ inch iron pipe and aluminum cap stamped "NCB 5969" found in the west line of a 216.27 acre tract conveyed to Major C. Merrick and Sidney K. Shafer by Deed book 284 page 206

Thence, with the west line of said 216.27 acre tract, South 27 deg. 50 min. 01 sec. East a distance 946.97 feet to a ¾ inch bolt found in the north line of an 84.587 acre tract conveyed to Edward P. and Jane E. Snyder (one-half trust) by Deed book 294 Page 946

Thence, with said Snyder farm, the following five courses:

- 1) South 61 deg. 48 min. 10 sec. West a distance of 1285.21 feet to have inch iron pipe found
- 2) South 04 deg. 20 min. 50 sec. East, passing the Jefferson/Fairfield Township line a total distance of 1340.31 feet to a 5/8 inch diameter solid iron pin found
- 3) South 04 deg. 30 min. 45 sec. West a distance of 1610.52 feet to a ¾ inch diameter iron pin found
- 4) North 78 deg. 17 min. 44 sec. West a distance of 1637.81 feet to a 2 ½ inch diameter iron pipe found

5) South 05 deg. 14 min. 30 sec. West a distance 1123.31 feet to a railroad rail fence post found in the north line of an 85.73 acre tract conveyed to Barbara Jane Snyder by Deed book 149 Page 224

Thence, with the north line of said 85.73 acre tract, North 67 deg. 39 minutes 49 seconds West, passing an iron pin cap set at 1562.41 ft., a total distance of 1587.41 ft. to iron pin found in the centerline of Wilson Road

Thence with said centerline the following two courses:

- 1) North 19 deg. 43 min. 22 sec. East a distance of 503.67 feet to an iron pin found
- 2) North 17 deg. 37 min. 40 sec. East a distance of 726.83 feet to a mag nail set at the southwest corner of a 0.7797 acre tract conveyed to Ruth E. Chenault by Deed book 287 Page 666

Thence, with said 0.7797 acre tract the following three courses:

- 1) South 73 deg. 19 min. 20 sec. East, passing a 4 inch diameter metal fence post found at 22.43 feet, a total distance of 214.22 feet to an iron pin cap previously set
- 2) North 17 deg. 37 min. 40 sec. East a distance of 158.7 feet to an iron pin and cap previously set
- 3) North 73 deg. 19 min. 20 sec. West, passing a 3/4 inch iron pipe and aluminum cap stamped "NCB 5969" found at 188.54 feet, a total distance of 214.22 feet to a mag nail set in the centerline of said Wilson Road

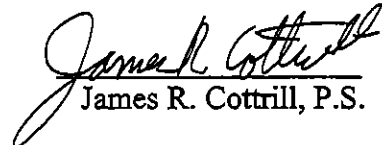
Thence, with said centerline, North 17 deg. 37 min. 40 sec. East a distance of 127.52 feet returning to the point beginning containing 292.8486 acres more or less, of which 144.0288 acres more or less are in Jefferson Township, and 148.8198 acres more or less are in Fairfield Township.

Bearings are based on the centerline of Wilson Road (North 17 deg. 18 min. 51 sec. East) as described in official record 83, Page 1163.

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 December 7, 2001 by James R. Cottrill registration #6858. (Job # S011202)


James R. Cottrill, P.S.