

STATE ROUTE 323 (60' R/W)

C. RICHARD & BARBARA J. DORN  
15.301 ACRES  
VOL. 246 PG. 603

215

H. MAYNARD & MARYBELLE DORN  
100.00 ACRES  
VOL. 250 PG. 542

211

DORN ROAD (T-76) (40' R/W)

1.5625±  
ACRES

12' INGRESS/  
EGRESS

EASEMENT

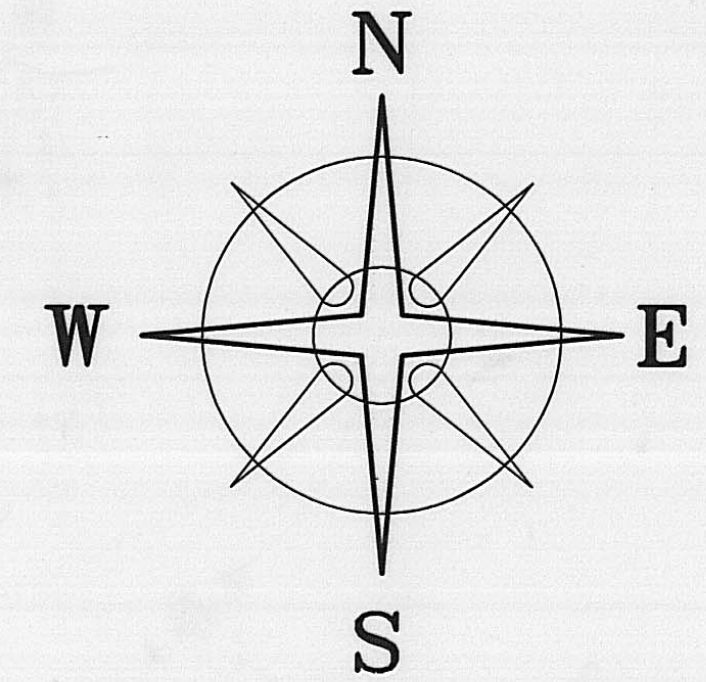
20' DRAINAGE  
EASEMENT

EASEMENT

49.70 ACRES

217

THOMPSON CREEK



BEARINGS ARE BASED ON THE  $\angle$  OF DORN ROAD  
(N 1°45' E) AS DESCRIBED IN VOL. 250 PG. 542

BOUNDARY COARSE

LINE	BEARING	DISTANCE
L1	N 89°37'06" W	85.19'
L2	S 01°40'42" W	84.86'
L3	S 30°36'43" W	50.22'
L4	S 02°21'44" E	12.93'

EASEMENT COARSE

LINE	BEARING	DISTANCE
L6	S 01°45'00" W	114.87'
L7	S 87°43'54" E	20.00'
L8	S 87°43'54" E	148.99'
L9	N 77°41'44" E	62.45'
L10	S 88°15'05" E	27.05'
L11	S 42°37'49" E	112.47'

LEGEND

- IRON PIN (FOUND)
  - 5/8"  $\phi$  IRON PIN (SET)
  - RAIL ROAD SPIKE (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



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

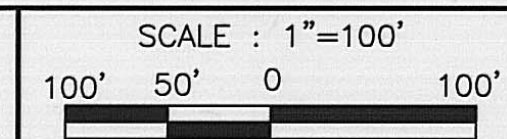
*James R. Cottrill* DATE: 8-21-01

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

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

1.5625± ACRES, V.M.S. 4156,  
RANGE TOWNSHIP, MADISON CO.,  
STATE OF OHIO.  
SURVEYED FOR JIM GALL.

DATE DRAWN:  
8/17/01  
JOB #S010804  
F. B. # 28



CREW: \_\_\_\_\_  
DWN. BY: \_\_\_\_\_  
CK. BY: \_\_\_\_\_

## Description of a 1.5625 Acre Tract Surveyed for Jim Gall

The following described 1.5625 +/- acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being part of a 100.00 acre tract conveyed to H. Maynard & Marybelle Dorn by Volume 250 Page 542, and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of State Route 323 (60' right-of-way) with the centerline of Dorn Road (TWP 76) (40' right-of-way), said iron pin is at the northwest corner of a 15.301 acre tract conveyed to C. Richard & Barbara J. Dorn by Volume 246 Page 603.

Thence with the centerline of Dorn Road South 01 deg. 45 min. 00 sec. West, passing the northwest corner of said Dorn's 100.00 acre tract at 2827.29 feet, a total distance of 3355.42 feet to a railroad spike set in said centerline at the true point of beginning.

Thence across said 100.00 acre tract the following seven new courses:

- 1) South 88 deg. 22 min. 25 sec. East, passing an iron pin and cap set at 17.23 feet, a total distance of 342.65 feet, to an iron pin and cap set.
- 2) South 02 deg. 17 min. 08 sec. West a distance of 94.18 feet to an iron pin and cap set.
- 3) North 89 deg. 37 min. 06 sec. West a distance of 85.19 feet to an iron pin and cap set.
- 4) South 01 deg. 40 min. 42 sec. West a distance of 84.86 feet to an iron pin and cap set.
- 5) South 30 deg. 36 min. 43 sec. West a distance of 50.22 feet to an iron pin and cap set.
- 6) South 02 deg. 21 min. 44 sec. East a distance of 12.93 feet to an iron pin and cap set.
- 7) North 87 deg. 51 min. 03 sec. West, passing an iron pin and cap set at 218.91 feet, a total distance of 233.41 feet to a 5/8" iron pin set in the centerline of Dorn Road.

Thence with said centerline North 01 deg. 45 min. 00 sec. East a distance of 235.59 feet, returning to the true point of beginning, containing 1.5625 +/- acres.

Subject to a 12' ingress/egress easement, said 12' ingress/egress easement extends from the east right-of-way line of Dorn Road to the east line of the here-in-above described 1.5625 +/- acre tract, and said 12' ingress/egress easement is tangent to and 6 feet left and right of the following described centerline:

Beginning at a railroad spike set in the centerline of Dorn Road at the northwest corner of the here-in-above described 1.5625 +/- acre tract.

Thence with the centerline of Dorn Road South 01 deg. 45 min. 00 sec. West a distance of 114.87 feet.

Thence across said 1.5625 +/- acre tract South 87 deg. 43 min. 54 sec. East a distance of 20.00 feet to a point in the east right-of-way line of said Dorn Road at the true point of beginning of said centerline.

Thence across said 1.5625 +/- acre tract the following three courses:

- 1) South 87 deg. 43 min. 54 sec. East a distance of 148.99 feet.
- 2) North 77 deg. 41 deg. 44 sec. East a distance of 62.45 feet.
- 3) South 88 deg. 15 min. 05 sec. East a distance of 27.05 feet to a point in the east line of said 1.5625 +/- acre tract and being the eastern terminus of said 12' ingress/egress easement.

Said 12' ingress/egress easement has a second course, said second course is tangent to and 6 feet left and right of the following described centerline:

Beginning at a railroad spike set in the centerline of Dorn Road at the northwest corner of the here-in-above described 1.5625 +/- acre tract.

Thence with said centerline South 01 deg. 45 min. 00 sec. West a distance of 114.87 feet.

Thence across said 1.5625 +/- acre tract the following two courses:

- 1) South 87 deg. 43 min. 54 sec. East a distance of 20.00 feet to a point in the east right-of-way line of Dorn Road.
- 2) South 87 deg. 43 min. 54 sec. East a distance of 148.99 feet to the true point of beginning of said centerline.

Thence continuing across said 1.5625 +/- acre tract South 42 deg. 37 min. 49 sec. East a distance of 112.47 feet to a point in the east property line of said 1.5625 +/- acre tract.

The here-in-above described 12' ingress/egress easement is more particularly shown on plat accompanying this legal description.

With the benefit of a 20' drainage easement, said drainage easement extends from the east line of said 1.5625 +/- acre tract to the centerline of Thompson Creek, said 20' drainage easement is ten feet left and right of the following described centerline.

Beginning at a railroad spike set in the centerline of Dorn Road at the northwest corner of the here-in-above described 1.5625 +/- acre tract.

Thence with said tract the following two courses:

- 1) South 88 deg. 22 min. 25 sec. East, passing an iron pin and cap set at 17.23 feet, a total distance of 342.65 feet to an iron pin and cap set at the northeast corner of said 1.5625 +/- acre tract.
- 2) South 02 deg. 17 min. 08 sec. West a distance of 94.18 feet to an iron pin and cap set at the true point of beginning of the centerline of said 20' drainage easement.

Thence across said 100.00 acre tract, also a 49.70 acre tract also conveyed to H. Maynard & Marybelle Dorn by Volume 250 Page 542, the following four new courses:

- 1) South 06 deg. 47 min. 43 sec. East a distance of 307.18 feet.
- 2) South 35 deg. 44 min. 01 sec. East a distance of 638.43 feet.
- 3) South 30 deg. 42 min. 23 sec. East a distance of 861.45 feet.
- 4) South 45 deg. 01 min. 10 sec. East a distance of 176.62 feet to a point in the centerline of Thompson Creek and being in the southeastern terminus of said 20' drainage easement.

Bearings are based on centerline of Dorn Road (North 01 deg. 45 min. East) as described in Volume 250 Page 542.

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 August 17, 2001 by James R. Cottrill registration #6858. (Job # S010804)

  
James R. Cottrill, P.S.