

DEED REFERENCE
HELEN EVANS ET. AL.
SECOND TRACT 64.27 ACRES
VOL. 268 PAGE 307
49

LEGEND

- 5" ϕ METAL FENCE POST (FOUND)
 - IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE (SET)
 - CONCRETE NAIL & WASHER (SET)
 - 5/8" ϕ 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

28.4096± ACRES & 35.7874± ACRES,
V.M.S. 2881, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JENNIFER CURTIS

DATE DRAWN: 04/23/03	SCALE : 1"=200' 200' 100' 0 200'	CREW: MW, EM
JOB # 5030415		DWN. BY: EM
F. B. #32		CK. BY: RC

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
James R. Cottrill
DATE: 4-29-03

108.03

28.4096 acres
Surveyed for Jennifer Curtis

The following described 28.4096 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2881, and being part of a 64.27 acre tract conveyed to and Helen Evans Et. Al. by Volume 268 p. 307 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14) with the centerline of Grewell Road (County Road 131)(40 ft. right-of-way);

Thence, with the centerline of said Grewell Road, South 55 deg. 30 min. 03 sec. West a distance of 2695.90 feet to an iron pin found in said centerline at the northernmost corner of said 64.27 acre tract also being the westernmost corner of a 70 acre tract conveyed to Troyer Farms Inc. by Volume 246 Page 527 said iron pin is also **the true point of beginning**;

Thence, with the line between said 70 and said 64.27 acre tracts, South 34 deg. 30 min. 16 sec. East, passing an iron pin cap set at 22.00 feet, a total distance of 1623.29 feet to a five inch diameter metal fence post found in the north line a 121.745 acre tract conveyed to Donald Byerly by Volume 254 p. 85;

Thence, with said north line, South 55 deg. 38 min. 21 sec. West a distance of 763.83 feet to a record cornerstone found at the northwest corner of said 121.745 acre tract;

Thence, with the new line across said 64.27 acre tract, North 34 deg. 23 min. 41 sec. West, passing an iron pin cap set at 1603.65 feet, a total distance of 1623.65 feet to a railroad spike set in the centerline of said Grewell Road;

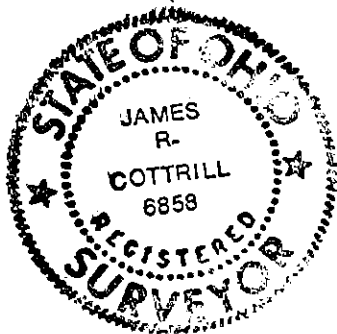
Thence, with said centerline, North 55 deg. 40 min. 00 sec. East a distance of 760.72 feet returning to **the true point of beginning** containing 28.4096 acres more or less.

Bearings are based on the centerline of Grewell Road (South 55 deg. 40 min. West) as described in Deed Book 268 Page 307.

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 25th, 2003 by James R. Cottrill registration #6858. (Job # S030415)




James R. Cottrill, P.S.

35.7874 acres
Surveyed for Jennifer Curtis

The following described 35.7874 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2881, and being part of a 64.27 acre tract conveyed to and Helen Evans Et.Al. by Volume 268 p. 307 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14) with the centerline of Grewell Road (County Road 131)(40 ft. right-of-way);

Thence, with the centerline of said Grewell Road, South 55 deg. 30 min. 03 sec. West, passing an iron pin found at the northernmost corner of said 64.27 acre tract at 2695.90 feet, a total distance of 3456.62 feet to a railroad spike set in said centerline at **the true point of beginning**;

Thence, with the new line across said 64.27 acre tract, South 34 deg. 23 min. 41 sec. East, passing an iron pin cap set at 20.00 feet, a total distance of 1623.65 feet to a cornerstone found of the northwest corner of a 121.745 acre tract conveyed to Donald Byerly by Volume 254 p. 85;

Thence, with the southwest line of said 121.745 acre tract, South 34 deg. 23 min. 41 sec. East a distance of 989.27 feet to an iron pin cap set at the northeast corner of a 268.2945 acre tract conveyed to Troyer Farms Incorporated by Volume 246 Page 531;

Thence, with the north line of said 268.2945 acre tract, South 69 deg. 19 min. 04 sec. West a distance of 630.30 feet to a 5 inch diameter metal fence post found at the southeast corner of a 102.989 acre tract conveyed to Wilma Yoder and D&N Rental Ltd. by official record 113 p. 2064;

Thence, with the east line of said 102.989 acre tract, North 34 deg. 28 min. 44 sec. West, passing a 5 inch diameter metal fence post found at 2442.33 feet, a total distance of 2464.17 feet to a concrete nail a washer set in the centerline of Grewell Road;

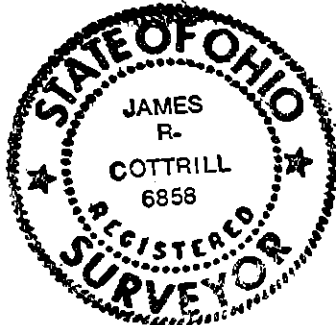
Thence, with said centerline, North 55 deg. 40 min. 00 sec. East a distance of 615.95 feet returning to **the true point of beginning** containing 35.7874 acres more or less.

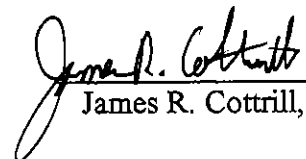
Bearings are based on the centerline of Grewell Road (South 55 deg. 40 min. West) as described in Deed Book 268 Page 307.

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 25th, 2003 by James R. Cottrill registration #6858. (Job # S030415A)




James R. Cottrill, P.S.

20 ft. drainage easement
Surveyed for Jennifer Curtis

The following described 20 ft. drainage easement is situated in the State of Ohio, Madison County, Monroe Township, VMS 2881, and crossing over a 102.989 acre tract conveyed to Wilma Yoder and D.& N. Rental Ltd. by official record 113 p. 2064, and being more particularly described as follows:

Said 20 ft. drainage easement extends across said 102.989 acre tract from the southeast right-of-way line of Grewell Road (County Road 131)(40 ft. right-of-way) to the northeast line of said 102.989 acre tract, said 20 ft. drainage easement is tangent to and 10 feet left and right of the following described baseline:

Beginning at a concrete nail a washer set in the centerline of said Grewell Road at the northernmost corner of said 102.989 acre tract, also being the westernmost corner of a 64.27 acre tract conveyed to Helen Evans Et.Al. by Volume 268 Page 307;

Thence, with the line between said tracts, South 34 deg. 28 min. 44 sec. East, passing a 5 inch diameter metal fence post found at 21.84 feet, a total distance of 179.91 feet to **the true point beginning** of said baseline;

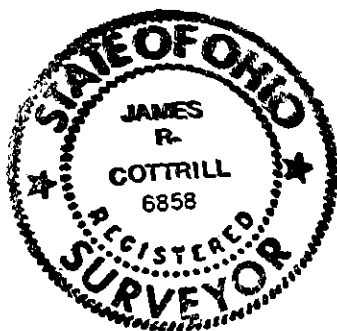
Thence, across said 102.989 acre tract, North 66 deg. 19 min. 14 sec. West a distance of 188.53 feet to a point in the southeast line of said Grewell Road, said point also being the northwest terminus of said 20 ft. drainage easement.

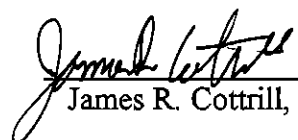
Bearings are based on the centerline of Grewell Road (South 55 deg. 40 min. West) as described in Deed Book 268 Page 307.

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 25th, 2003 by James R. Cottrill registration #6858. (Job # S030415B)




James R. Cottrill, P.S.