

BEARINGS BASED ON THE SOUTH LINE OF THE C.C.C. & ST.L. RAILROAD (S84°30'E) AS DESCRIBED IN D.B. 573 PG. 346.

DEED REFERENCE  
EUGENE W. & DOROTHY F. KAVANAGH

CLARK COUNTY

D.B. 573 PG. 346

(A) PARCEL NO. 15-6384-000-011 & PARCEL NO. 15-8223-000-001

MADISON COUNTY

D.B. 172 PG. 83

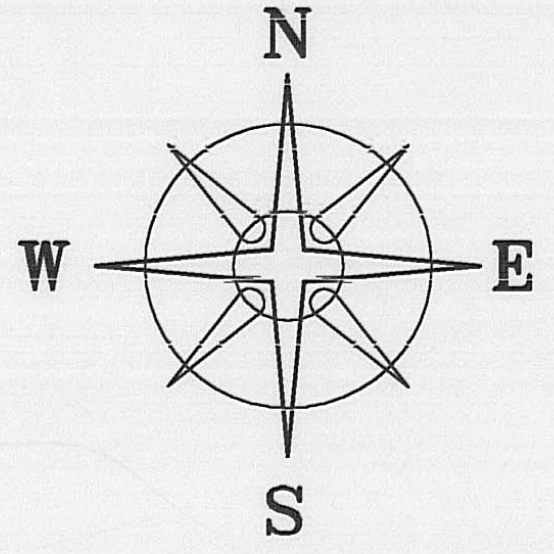
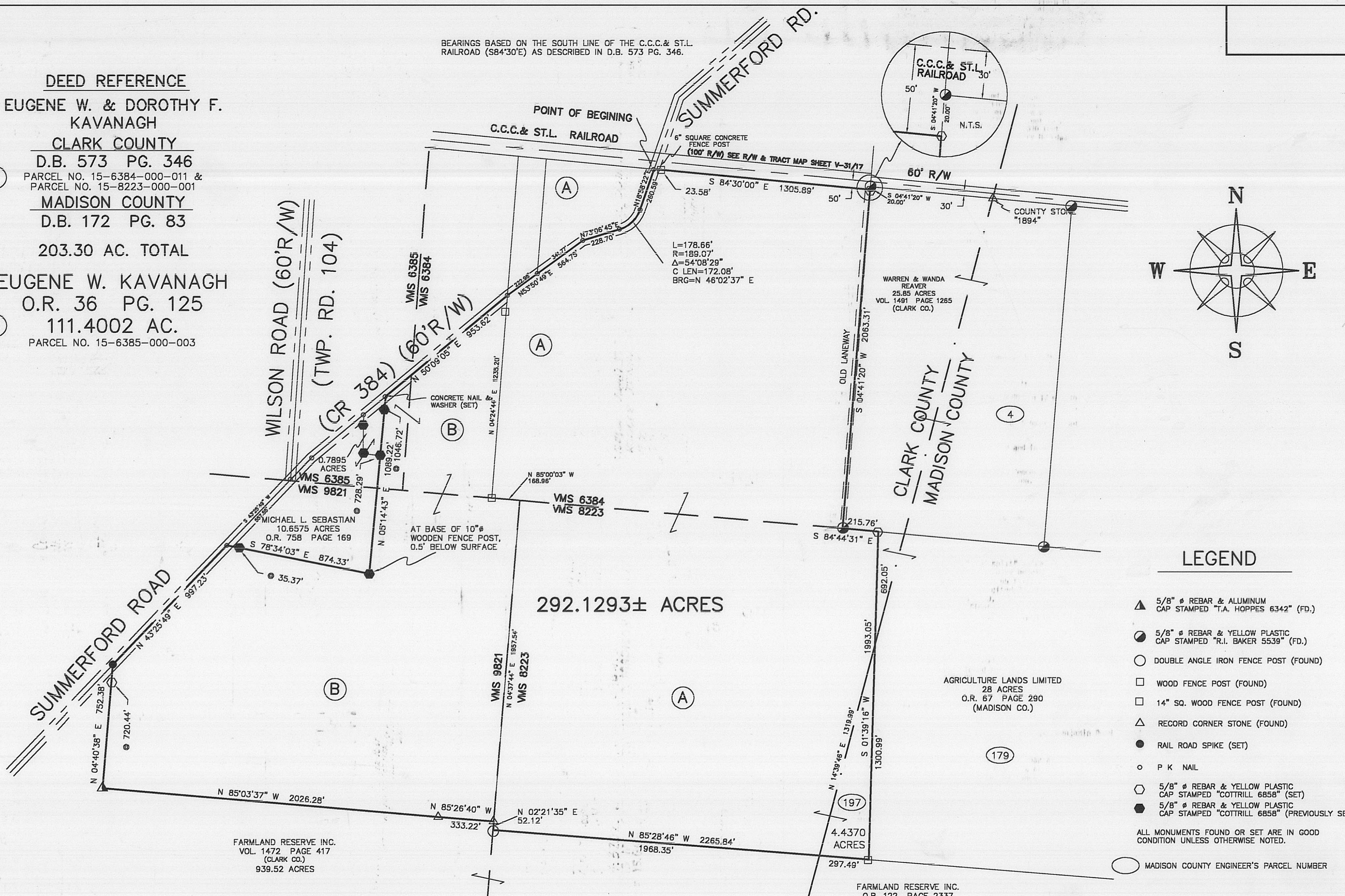
203.30 AC. TOTAL

EUGENE W. KAVANAGH

O.R. 36 PG. 125

(B) 111.4002 AC.

PARCEL NO. 15-6385-000-003



LEGEND

- ▲ 5/8" # REBAR & ALUMINUM CAP STAMPED "T.A. HOPPE 6342" (FD.)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FD.)
- DOUBLE ANGLE IRON FENCE POST (FOUND)
- WOOD FENCE POST (FOUND)
- 14" SQ. WOOD FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (SET)
- P K NAIL
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MADISON COUNTY ENGINEER'S PARCEL NUMBER

ACREAGE BREAKDOWN

292.1293± ACRES TOTAL

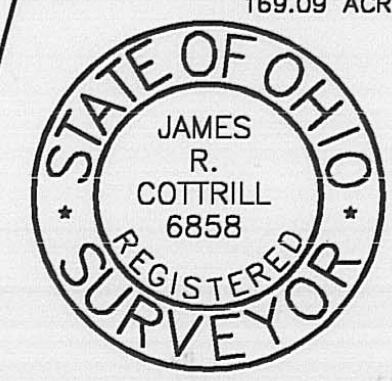
193.1008± ACRES FROM TRACT "A"  
91.3334± ACRES IN PARCEL NO. 15-6384-000-011 &  
101.7674± ACRES IN PARCEL NO. 15-8223-000-001

99.0285± ACRES FROM TRACT "B"  
PARCEL NO. 15-6385-000-003

287.6923± ACRES CLARK CO.

4.4370± ACRES MADISON CO.

(1108.61 TOTAL ACRES)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 11-13-02

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

292.1293± ACRES, V.M.S. 6385, 9821, 8223, & 6384, UNION TOWNSHIP, MADISON COUNTY, HARMONY TOWNSHIP, CLARK COUNTY, STATE OF OHIO.  
SURVEYED FOR EUGENE KAVANAGH

DATE DRAWN: 10/29/02	SCALE: 1" = 400' 400' 200' 0 400'	CREW: MW, EM
JOB # S021015		DWN. BY: RC
F. B. # 31		CK. BY:

16-03



## Description of a 292.1293 Acre Tract Surveyed for Eugene Kavanagh

The following described 292.1293 acres is situated in the State of Ohio, Clark County, Harmony Township, Madison County, Union Township, V.M.S. 6385, V.M.S. 9821, V.M.S. 8223, and V.M.S. 6384, and being part of a 203.30 acre tract conveyed to Eugene W. and Dorothy F. Kavanagh by Clark County Deed Book 573 Page 346 (198.86 acres) and Madison County Deed Book 172 Page 83 (4.44 Acres), also being part of a 111.4002 acre tract conveyed to Eugene W. Kavanagh by Clark County Official Record 36 Page 125, and being more particularly described as follows;

Beginning at a P.K. nail previously set in the centerline of Summerford Road (60' right-of-way) at the intersection of said centerline with the north line of said 203.30 acres, said north line also being the south right-of-way line of the C.C.C. and St. Louis Railroad (100' right-of-way);

Thence, with said south right of way line, South 84 degrees 30 minutes 00 seconds East, passing a 6 inch square concrete fence post found at 23.58 feet, a total distance of 1305.89 feet to an iron pin and cap set in the west line of a 25.85 acre tract conveyed to Warren and Wanda Reaver by Deed Book 1491 Page 1265;

Thence, with said 25.85 acres the following two (2) courses:

- 1) South 04 degrees 41 minutes 20 seconds West a distance of 2063.31 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped "R. I. Baker 5539" found
- 2) South 84 degrees 44 minutes 31 seconds East a distance of 215.76 feet to an iron pin and cap set at the northernmost corner of a 28 acre tract conveyed to Agricultural Lands Ltd. By Madison County Official Record 67 Page 290;

Thence, with the west line of said 28 acres, South 01 degrees 39 minutes 16 seconds West, passing the Madison - Clark County line at 692.05 feet, a total distance of 1993.05 feet to a 14 inch square fence post found at the corner of an 1108.61 acre tract conveyed to Farmland Reserve Inc. by Clark County Deed Book 1472 Page 417 (939.52 Acres) and Madison County Official Record 122 Page 2337 (169.09 Acres);

Thence, with said 1108.61 acres the following five (5) courses:

- 1) North 85 degrees 28 minutes 46 seconds West, passing the Madison - Clark County line at 297.49 feet, a total distance of 2265.84 feet to a double angle iron fence post found
- 2) North 02 degrees 21 minutes 35 seconds East a distance of 52.12 feet to a stone found
- 3) North 85 degrees 26 minutes 40 seconds West a distance of 333.22 feet to a stone found
- 4) North 85 degrees 03 minutes 37 seconds West a distance of 2026.28 feet to a 5/8 inch diameter rebar and aluminum cap stamped "T.A. Hoppes 6342" found
- 5) North 04 degrees 40 minutes 38 seconds East, passing an iron pin and cap set at 720.44 feet, a total distance of 752.38 feet to a railroad spike set in said centerline of Summerford Road;

Thence, with said centerline, North 43 degrees 25 minutes 49 seconds East a distance of 997.23 feet to a P.K. nail previously set at the southwest corner of a 10.6575 acre tract conveyed to Michael L. Sebastian by Official Record 758 Page 169;

Thence, with said 10.6575 acres the following two (2) courses:

- 1) South 78 degrees 34 minutes 03 seconds East, passing an iron pin and cap previously set at 35.37 feet, a total distance of 874.33 feet to an iron pin and cap set
- 2) North 05 degrees 14 minutes 43 seconds East, passing an iron pin and cap previously set at the southeast corner of a 0.7895 acre tract conveyed to Michael L. Sebastian by Official Record 758 Page 169 at 728.29 feet, also passing an iron pin and cap previously set at 1046.72 feet, a total distance of 1089.22 feet to a concrete nail and washer set in said centerline of Summerford Road;

Thence, with said centerline, the following five (5) courses:

- 1) North 50 degrees 09 minutes 05 seconds East a distance of 953.62 feet to a P.K. nail previously set
- 2) North 53 degrees 50 minutes 49 seconds East a distance of 564.75 feet to a P.K. nail previously set
- 3) North 73 degrees 06 minutes 45 seconds East a distance of 228.70 feet to a P.K. nail previously set

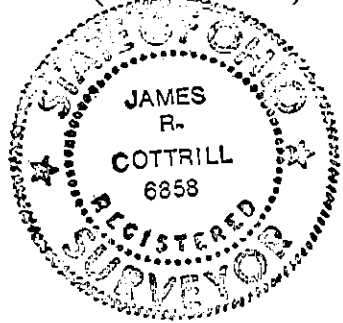
- 4) with a curve turning to the left with an arc length of 178.66' feet, a radius of 189.07 feet, a chord bearing of North 46 degrees 02 minutes 37 seconds East, and a chord length of 172.08 feet to a P.K. nail previously set
- 5) North 18 degrees 58 minutes 22 seconds East a distance of 260.59 feet; returning to the point of beginning, containing 292.1293 acres more or less, of which 99.0285 acres more or less being part of said 111.4002 acres and 193.1008 acres more or less being part of said 203.30 acres, of which 4.4370 acres more or less being in Madison County and 287.6923 acres more or less being in Clark County.

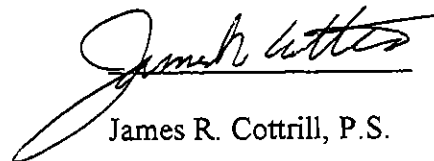
Bearings are based on the south line of the C.C.C. and St. Louis (South 84 degrees 30 minutes East) as described in Clark County Deed Book 573 Page 346.

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 October 18th, 2002 by James R. Cottrill registration #6858. (Job # S021015)



  
James R. Cottrill, P.S.