

STATE ROUTE 323 (50'R/W)

S 89°24'55" E 714.40'

N 80°14'52" E 760.69'

DEED REFERENCE
 STEPHEN MAURICE MITCHEM
 OFFICIAL RECORD 37 PAGE 825
 (A) PARCEL ONE, FIRST TRACT 153.1 ACRES
 (B) PARCEL ONE, THIRD TRACT 50.74 ACRES
 (111) 203.337 ACRES

108.0865± ACRES

57.2973± ACRES (A)

50.7892± ACRES (B)

DANIEL L. THOMPSON
 OFFICIAL RECORD 76 PAGE 7
 44.96 ACRES
 (366)

BETTY M. SMITH LIFE ESTATE
 DEED BOOK 288 PAGE 216
 14.60 ACRES
 (334)

LEGEND

- ☆ ANGLE IRON FENCE POST BROKEN ● GROUND LEVEL
- △ ANGLE IRON FENCE POST (FOUND)
- CONCRETE NAIL (SET) OVER IRON PIN (FOUND)
- CONCRETE NAIL & WASHER (SET)
- ⊕ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY 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

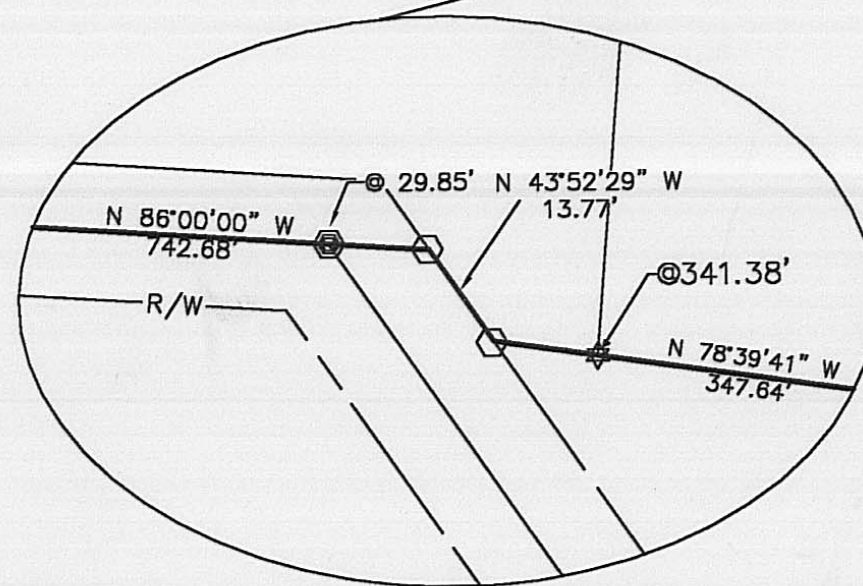
V.M.S. 1244
 V.M.S. 713

CHARLESTON-CHILLICOTHE ROAD (40'R/W CR-15B)

V.M.S. 713
 V.M.S. 6538

V.M.S. 7267-7567-7890
 V.M.S. 6538

V.M.S. 7897
 V.M.S. 7267-7567-7890



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

DATE: 3-5-03

JAMES R. COTTRILL P.S.

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

108.0865 ACRES, V.M.S. 1244 & 7897
 STOKES TOWNSHIP, MADISON COUNTY
 STATE OF OHIO.

SURVEYED FOR DAN THOMPSON

DATE DRAWN: 2/27/03
 JOB # S030210
 F. B. #32

SCALE: 1" = 300'
 300' 150' 0 300'

CREW: MW, EM
 DWN. BY: MW
 CK. BY: RC

29-03

Description of a 108.0865 Acre Tract
Surveyed for Dan Thompson

The following described 108.0865 acres is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 1244 and V.M.S. 7897, and being part of a 153.1 acre tract (Parcel One, First Tract) and all of a 50.74 acre tract (Parcel One, Third Tract), both tracts being conveyed to Stephen Maurice Mitchem by Official Record 37 Page 825, and being more particularly described as follows;

Beginning at a concrete nail and washer set in the centerline of State Route 323 (50 right-of-way), said concrete nail being at the northeast corner of said 50.74 acres and the northwest corner of a 44.96 acre tract conveyed to Daniel L. Thompson by Official record 76 Page 7;

Thence, with the west line of said 44.96 acres, South 03 degrees 16 minutes 11 seconds West, passing an iron pin and cap set at 29.20 feet, a total distance of 2866.83 feet to an iron pin and cap set in the north line of a 14.60 acre tract conveyed to Betty M. Smith by Deed Book 288 Page 216;

Thence, with said 14.60 acres the following two (2) courses:

- 1) North 86 degrees 39 minutes 26 seconds West a distance of 345.84 feet to an iron pin and cap set
- 2) South 02 degrees 51 minutes 24 seconds West a distance of 670.72 feet to double angle iron fence post found in the north line of a 2 acre tract conveyed to Betty M. Smith by Deed Book 288 Page 216

Thence, with said north line, North 78 degrees 39 minutes 41 seconds West a distance of 347.64 feet to a iron pin and cap set in the northeast right-of-way line of Charleston-Chillicothe Road (County Road 15B) (40 foot right-of-way);

Thence, with said northwest right-of-way line, North 43 degrees 52 minutes 29 seconds West a distance of 13.77 feet to a iron pin and cap set at the intersection of said right-of-way line with the extension of the centerline of said Charleston-Chillicothe Road;

Thence, with said centerline, North 86 degrees 00 minutes 00 seconds West, passing an iron pin and cap previously set at the centerline intersection of said road at 29.85 feet, a total distance of 742.68 feet to a concrete nail and washer set;

Thence, with a new line across said 153.1 acres the following two (2) new courses:

- 1) North 04 degrees 50 minutes 56 seconds East, passing an iron pin and cap set at 26.07 feet, a total distance of 422.70 feet to an iron pin and cap set
- 2) North 02 degrees 41 minutes 46 seconds East, passing an iron pin and cap set at 2816.60 feet, a total distance of 2842.20 feet to a concrete nail and washer set in said centerline of State Route 323

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

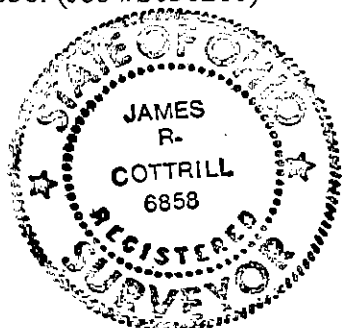
- 1) North 80 degrees 14 minutes 52 seconds East a distance of 760.69 feet to a concrete nail and washer set over an iron pin found at the northeast corner of said 153.1 acres
- 2) South 89 degrees 24 minutes 55 seconds East a distance of 714.40 feet, returning to the point of beginning, containing 108.0865 acres more or less, of which 57.2973 acres more or less being part of said 153.1 acres and 50.7892 acres more or less being all of said 50.74 acres

Bearings are based on the centerline of Charleston-Chillicothe Road North 86 degrees West as described in Official Record 37 Page 825

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 28 Feb. 2003 by James R. Cottrill registration #6858. (Job #S030210)




James R. Cottrill, P.S.