



DEED REFERENCE
JAMES E. & DAWN A. KNEPSHIELD
VOL. 295 PAGE 363
TRACT I 28.24 ORIGINAL ACRES
 17.449 ACRES REMAINING
TRACT II 0.857 ORIGINAL ACRES
 0.537 ACRES REMAINING

STATE ROUTE 40

(DRAWING REFERENCE MAD-40-(0.00-6.84), PAGES 5 AND 6)

(212) **MICHAEL & PAMELA HAMRICK**
 4.76 ACRES
 O.R. 105 PAGE 2602

EASTSIDE NURSERY, INC.
 612.5544 ACRES
 O.R. 105 PAGE 373

17.7088± ACRES

17.4926± ACRES (334)

(184) **JAMES H. SEXTON, ET. AL.**
 0.801 ACRES
 VOL. 287 PAGE 947

(133) **C. STEPHEN BLAIR**
 21.81 ACRES
 VOL. 218 PAGE 292

LEGEND

- 3"Ø METAL FENCE POST IN CONCRETE (FOUND)
- 1/2"Ø IRON PIN (FOUND)
- △ IRON PIN (FOUND)
- 6"Ø CONCRETE RIGHT-OF-WAY MONUMENT (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

○ TAX MAP PARCEL NUMBER

39-03



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

James R. Cottrill DATE: 4-17-02

JAMES R. COTTRILL P.S.		
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811		
17.7889± ACRES, V.M.S. 6288, SOMERFORD TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR JIM KNEPSHIELD		
DATE DRAWN: 04/11/02	SCALE : 1"=100' 100' 50' 0 100'	CREW: EM, MW
JOB #S020403		DWN. BY: EM
F. B. #29		CK. BY: JRC

Description of 17.7088 Acres
Surveyed for Jim Knepshield

The following described 17.7088 acre tract is situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 6288, and being part of a 28.24 acre tract (Tract I, 17.449 acres remaining) and part of a 0.857 acre tract (Tract II, 0.537 acres remaining), both tracts conveyed to James E. and Dawn A. Knepshield by Official Record 295 Page 363, and being more particularly described as follows;

Beginning at a point in the centerline of State Route 56 (60 foot right-of-way), said point being at the southwest corner of said 28.24 acre tract, said point also being at the northwest corner of a 21.81 acre tract conveyed to C. Stephen Blair by Volume 218 Page 292;

Thence, with said centerline, North 29 degrees 39 minutes 00 seconds West a distance of 144.54 feet to an iron pin found at the southernmost corner of a 0.801 acre tract conveyed to James H. Sexton Et. Al. By Volume 287 Page 947;

Thence, with said 0.801 acres the followin two (2) courses:

- 1) North 62 degrees 03 minutes 10 seconds East, passing an iron pin and cap set in the northeast line of said 0.857 acre tract at 60.03 feet, a total distance of 333.59 feet to an iron pin and cap set;
- 2) North 10 degrees 46 minutes 53 seconds West a distance of 85.80 feet to an iron pin and cap set at the northernmost corner of said 0.801 acres, said iron pin and cap also being in the south line of a 4.76 acre tract conveyed to Michael and Pamela Hamrick by Official Record 105 Page 2602;

Thence, with said 4.76 acres the following two (2) courses;

- 1) North 84 degrees 26 minutes 27 seconds East a distance of 597.21 feet to an ron pin and cap set;
- 2) North 04 degrees 38 minutes 33 seconds West a distance of 207.36 feet to an iron pin and cap set in the south limited access right-of-way line of State Route 40;

Thence, with said right-of-way the following three (3) courses:

- 1) North 85 degrees 00 minutes 16 seconds East a distance of 97.23 feet to an iron pin and cap set;
- 2) North 80 degrees 34 minutes 11 seconds East a distance of 249.54 feet to a 6 inch diameter concrete right-of-way monument found;
- 3) North 84 degrees 14 minutes 57 seconds East a distance of 427.02 feet to an iron pin and cap set in the west line of a 612.5544 acre tract conveyed to Eastside Nursery Inc. By Official Record 105 Page 373;

Thence with said west line, South 13 degrees 24 minutes 39 seconds East a distance of 636.78 feet to a 1/2 inch diameter iron pin found at the northeast corner of said 21.81 acres;

Thence, with the north line of said 21.81 acres, South 86 degrees 31 minutes 00 seconds West, passing a 3 inch diameter metal fence post in concrete found at 1626.49 feet, also passing the southeast corner of said 0.857 acres at 1637.77 feet, a total distance of 1703.49 feet; returning to the point of beginning, containing 17.7088 acres more or less

Bearings are based on the south line of said 28.24 acres (South 86 degrees 31 minutes West) as described in Volume 295 Page 363

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 2002 by James R. Cottrill registration #6858. (Job #S020403)


James R. Cottrill, P.S. 6858