

DEED REFERENCE  
 JAMES J. & MARY E.  
 ANDRIX  
 DEED BOOK 160 PAGE 547  
 177 ACRES

12



2.0001± ACRES

JAMES J. & MARY E.  
 ANDRIX  
 DEED BOOK 268 PAGE 97  
 165 ACRES

376

LEGEND

- △ DIA. SOLID IRON PIN (FOUND)
- CONCRETE NAIL & WASHER (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



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

DATE: 3-26-03

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

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

2.0001 ACRES, V.M.S. 4193  
 FAIRFIELD TOWNSHIP, MADISON COUNTY  
 STATE OF OHIO.  
 SURVEYED FOR STEVE SMITH

DATE DRAWN: 4/20/03	SCALE : 1" = 50'	CREW: MW, EM
JOB # S030305	50' 25' 0 50'	DWN. BY: MW
F. B. #32		CK. BY: RC

59.03



Description of a 2.0001+/- Acre Tract  
Surveyed for Steve Smith

The following described 2.0001 acres is situated in The State of Ohio, Madison County, Fairfield Township, V.M.S. 4193, and being part of a 177 Acre Tract conveyed to James J. and Mary E. Andrix by Deed Book 160 Page 547, and being more particularly described as follows;

Beginning at an iron pin found in the centerline of Big Plain – Circleville Road (County Road 4) (50 foot right-of-way), said iron pin being at the northeast corner of said 177 acres and at the northernmost corner of a 165 Acre Tract conveyed to James J. and Mary E. Andrix by Deed Book 268 Page 97;

Thence, with the line common to said 177 acres and said 165 acres, South 22 degrees 51 minutes 24 seconds West, passing an iron pin and cap set at 25.00 feet, a total distance of 435.63 feet to a iron pin and cap set;

Thence, with a new line across said 177 acres the following two (2) courses:

- 1) North 67 degrees 28 minutes 00 seconds West a distance of 200.00 feet to a iron pin and cap set
- 2) North 22 degrees 51 minutes 23 seconds East, passing an iron pin and cap set at 410.62 feet, a total distance of 435.63 feet to a concrete nail and washer set in said centerline

Thence, with said centerline, South 67 degrees 28 minutes 00 seconds East a distance of 200.00 feet, returning to the point of beginning, containing 2.0001 acres more or less.

20' Drainage Easement

The herein and above described 2.0001 acres is granted the benefit of a Drainage Easement, said easement being tangent to and 20 feet west of the following described baseline;

Beginning at an iron pin and cap set at the southeast corner of the herein and above described 2.0001 acres, said iron pin and cap being in the line common to said 177 acres and said 165 acres;


Thence, with said common line, South 22 degrees 51 minutes 24 seconds West a distance of 1587.82 feet to a point in the center of an open ditch, said point being the southernmost terminus of the herein and above described easement.

Bearings are based on the centerline of Big Plain – Circleville Road (South 67 degrees 28 minutes East) as described in Deed Book 160 Page 547.

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 20 March 2003 by James R. Cottrill registration #6858. (Job #S030305)

  
James R. Cottrill, P.S.

