

WILLIAM S. & HELEN S.  
SCHNEIDER  
O.R. 108, P. 1972  
19.842 ACRES

427

S 85°00'51" E 1592.49'

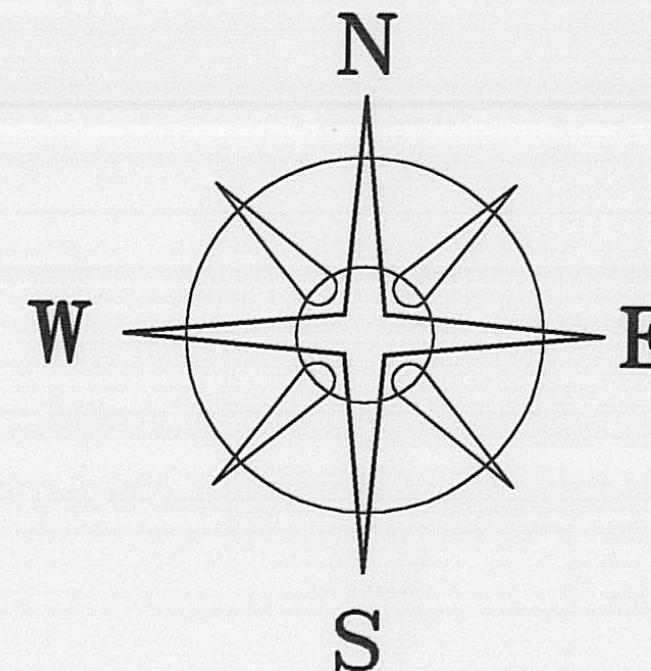
0.3±

⊙ 1557.64'

V.M.S. 1362

V.M.S. 1244

BEARINGS ARE BASED ON THE C OF FRALICK ROAD  
(S 3° 08' W) AS DESCRIBED IN VOL. 207 PAGE 189



DEED REFERENCE

KENNETH E. BUMGARNER  
723.595 ACRES  
VOL. 207 PAGE 189

208

N 00°34'41" W 2208.77'

68.0525± ACRES

S 02°10'35" W 835.74'

S 03°09'00" W 702.97'

S 03°08'16" W 326.12'

FRALICK ROAD (40' R/W T-86)

LEGEND

- ⊙ RUSTED 1/2" ELEC. CONDUIT SET BY I.R. BAKER (FOUND)  
REPLACED WITH 5/8" REBAR (SET)
- 12" WOODEN FENCE POST (FOUND)
- 3/4" IRON PIN (FOUND)
- RAILROAD SPIKE (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

STEVEN E. STORY  
O.R. 78 PAGE 44  
9.742 ACRES

434

N 84°11'41" W 1060.64'

⊙ 25.00'

V.M.S. 1362

V.M.S. 1244



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

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

68.0525± ACRES,  
V.M.S. 1362, STOKES TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR DICK DAVIDSON

DATE DRAWN:  
5-15-03  
JOB #S030512  
F. B. # 32

SCALE: 1" = 200'  
200' 100' 0 200'

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

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

DATE: 5-19-03

30.6210± ACRES

THIS TRACT WAS SURVEYED BY THIS SURVEYOR 3/26/03 NOT RCRDED TODATE

STEVEN E. STORY  
O.R. 78 PAGE 44  
4.9601 ACRES

210

STEVEN E. STORY  
O.R. 78 PAGE 44  
5.0399 ACRES

479

87-03

68.0525 acre tract  
Surveyed for Dick Davidson

The following described 68.0525 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1362, being part of a 723.595 acre tract conveyed to Kenneth E. Bumgarner by Volume 207, Page 189, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pin found in the centerline of Fralick Road (40 ft. right-of-way/Township Road 86) at the southeast corner of a 19.842 acre tract conveyed to William S. and Helen S. Schneider by official record 108 p. 1972;

Thence, with said centerline the following three courses:

- 1) South 02 deg. 10 min. 35 sec. West a distance of 835.74 feet to a 3/4 inch diameter iron pin found
- 2) South 03 deg. 09 min. 00 sec. West a distance of 702.97 feet to a 3/4 inch diameter iron pin found
- 3) South 03 deg. 08 min. 16 sec. West a distance of 326.12 feet to a mag nail set at the northeast corner of a 9.742 acre tract conveyed to Stephen E. Story by official record 78 Page 44;

Thence, with said 9.742 acre tract the following three courses:

- 1) North 84 deg. 11 min. 41 sec. West, passing an iron pin and cap set at 25.00 feet, a total distance of 1060.64 feet to a rusted 1/2 inch diameter electrical conduit found replaced with a 5/8 inch diameter rebar .
- 2) South 49 deg. 37 min. 50 sec. West a distance of 206.78 feet to a rusted 1/2 inch diameter electrical conduit found replaced with a 5/8 inch diameter rebar
- 3) South 03 deg. 10 min. 40 sec. West a distance of 209.84 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped " Cottrill 6858" previously set at the northwest corner of a 4.9601 acre tract also conveyed to Stephen E. Story by official record 78 Page 44, said iron pin and cap is also at the northeast corner of a 30.6210 acre tract survey by this surveyor 3/26/03 and not recorded today;

Thence, with the north line of said 30.6210 acre tract and a new line across said 723.595 acre tract, North 83 deg. 31 min. 00 sec. West a distance of 253.21 feet to an iron pin and cap set;

Thence, continuing with a new line across said 723.595 acre tract, North 00 deg. 34 min. 41 sec. West a distance of 2208.77 feet to iron pin and cap set at the southwest corner of said Schneider's 19.842 acre tract;

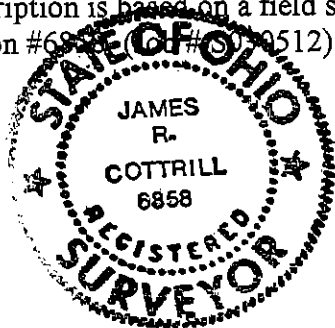
Thence, with the south line of said 19.842 acre tract, South 85 deg. 00 min. 51 sec. East, passing an iron pin and cap set at 1557.64 feet, a total distance of 1592.49 feet returning to the point beginning containing 68.0525 acres more or less.

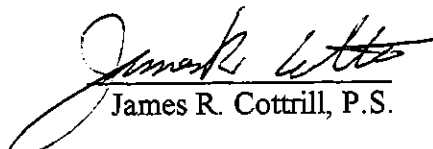
Bearings are based on the centerline of Fralick Road (South 03 deg. 08 min. West) as described in Deed Book 207 Page 189.

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 May 15, 2003 by James R. Cottrill registration #6858 (S) (0512)



  
James R. Cottrill, P.S.