

**DEED REFERENCE**

MARYBELLE DORN  
(LIFE ESTATE) 1/2 INTEREST JAMES E. GALL  
OFFICIAL RECORD 126 PAGE 613  
104.37 ACRES

**LEGEND**

- RAIL ROAD SPIKE (SET)
- P K NAIL (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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 7/8/04

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

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

1.5431 ACRES, V.M.S. 4156, RANGE TOWNSHIP  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR JIM GALL

DATE DRAWN: 6/28/04	SCALE: 1"=50'	CREW: MW
JOB #S040610	50' 25' 0 50'	DWN. BY: MW
F. B. #35		CK. BY: RC

102-04



1.5431 Acre Tract  
Surveyed for Jim Gall

The following described 1.5431 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being part of a 104.37 acre tract conveyed to Marybell Dorn (life estate), one half interest to James E. Gall by official record 126 page 613, and being more particularly described as follows:

Beginning at a PK nail found at the centerline intersection of Dorn Road (Township Road 76)(40 ft. right-of-way) with the centerline of Counts Road (Township Road 75)(40 ft. right-of-way), said PK nail is also at the north west corner of said 104.37 acre tract;

Thence, with the centerline of said Counts Road, North 84° 00 minutes 00 seconds East a distance of 1024.55 ft. to a railroad spike set in said centerline at **the true point of beginning**;

Thence, continuing with said centerline, North 84° 00 minutes 00 seconds East a distance of 205.96 ft. to a railroad spike set in said centerline;

Thence, across said 104.37 acre tract the following 7 new courses:

- 1) South 07° 45 minutes 40 seconds East, passing an iron pin and cap set at 21.11 feet, a total distance of 190.22 ft. to an iron pin and cap set
- 2) South 22° 39 minutes 18 seconds West a distance of 77.80 ft. to an iron pin and cap set
- 3) South 04° 31 minutes 44 seconds East a distance a 117.86 ft. to an iron pin and cap set
- 4) South 82° 22 minutes 56 seconds West a distance a 129.15 ft. to an iron pin and cap set
- 5) North 07° 26 minutes 31 seconds West a distance of 145.32 ft. to an iron pin and cap set
- 6) South 86° 01 minutes 40 seconds West a distance of 34.09 ft. to iron pin and cap set
- 7) North 07° 08 minutes 19 seconds West, passing an iron pin and cap set at 210.77 ft., a total distance of 233.44 ft. returning to **the true point beginning** containing 1.5431 acres more or less.

With the benefit of a 10 ft. drainage easement, said drainage easement is tangent to and 10 ft. south of the south right-of-way line of Counts Road and extends from the east line of the hereinabove described 1.5431 acre tract 150 ft. eastward along said south right-of-way line to the eastern terminus of said drainage easement and being more particularly shown on plat accompanying this little description.

Subject to a 20 ft. ingress/egress easement extending from the south right-of-way line of said Counts Road to the south line of the here-in-above described 1.5431 acre tract and is 10 ft. left and right of the following described centerline:

Beginning at a point in the south right-of-way line of Counts Road, said point bears South 84° 00 minutes 00 seconds West a distance of 33.20 ft. and South 06° 13 minutes 10 seconds East a distance of 20.00 ft. from the northeast corner of said 1.5431 acre tract;

Thence, across said 1.5431 acre tract, with the centerline of an existing gravel driveway, the following 3 courses:

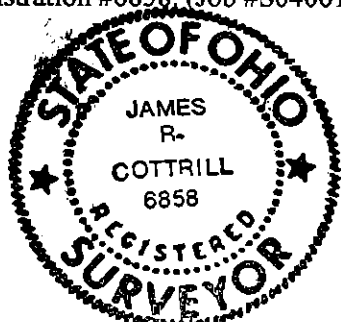
- 1) South 06° 13 minutes 10 seconds East a distance of 139.93 ft.
- 2) South 03° 30 minutes 30 seconds West a distance of 89.91 ft.
- 3) South 05° 19 minutes 42 seconds East a distance a 128.04 ft. to a point in the south line of said 1.5431 acre tract and the southern terminus of said easement

Bearings are based on the centerline of Counts Road (South 84° 00 minutes West) as described in official record 126 page 613.

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 June 28, 2004 by James R. Cottrill registration #6858. (Job #S040610)



  
James R. Cottrill, P.S.