

DWIGHT L. & JOAN L. THOMPSON
OFFICIAL RECORD 76 PAGE 42
70.6495 ACRES

S 88°47'58" E 161.58'

S 88°26'58" E 602.60'

PASS @562.24'

60'±

N 04°37'57" E 188.86'

5.0047± ACRES

DEED REFERENCE

MAURICE STEPHEN & NANCY JO
MITCHEM
OFFICIAL RECORD 187 PAGE 884-886
23.8699 ACRES

N 33°07'00" W 391.18'

PASS @30.00'

S 48°44'00" W 752.29'
STATE ROUTE 323 (60' R/W)

LEGEND

- 1/2" DIA. SOLID IRON PIN (FOUND)
- MAG NAIL(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: 9/14/04

JAMES R. COTTRILL P.S.

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

**5.0047 ACRES, V.M.S. 1244, STOKES
TOWNSHIP, MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR STEVE MITCHEM**

DATE DRAWN:
9/7/04
JOB #S040901
F. B. # 35

SCALE : 1" = 50'
50' 25' 0 50'

CREW: NC, TB, MW
DWN. BY: MW
CK. BY: RC

5.0047 Acre Tract
Surveyed for Steve Mitchem

The following described 5.0047 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1244, being part of a 23.8699 acre tract conveyed to Maurice Stephen and Nancy Jo Mitchem by official record 187 page 884 - 886, and being more particularly described as follows:

Beginning at a one half inch diameter iron pin found in the centerline of State Route 323 (60 ft. right-of-way) said iron pin is at the southeast corner of a 70.6495 acre tract conveyed to Dwight L. and Joan L. Thompson by official record 76 page 42, said iron pin is also at the northeast corner of said 23.8699 acre tract;

Thence, with said centerline, South 48° 44 minutes 00 seconds West a distance of 752.29 ft. to a mag nail set in said centerline;

Thence, across said 23.8699 acre tract the following two new courses:

- 1) North 33° 07 minutes 00 seconds West, passing an iron pin and cap set at 30.00 ft., a total distance of 391.18 ft. to iron pin and cap set
- 2) North 04° 37 minutes 57 seconds East a distance of 188.86 ft. to an iron pin and cap set in the south line of said Thompson's 70.6495 acre tract

Thence, with said 70.6495 acre tract the following 2 courses:

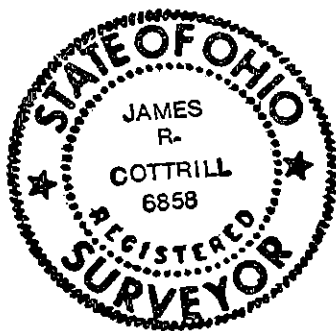
- 1) South 88° 47 minutes 58 seconds East a distance of 161.58 ft. to an iron pin and cap set
- 2) South 88° 26 minutes 58 seconds East, passing an iron pin and cap set at 562.24 ft., a total distance of 602.60 ft. returning to the point beginning containing 5.0047 acres more or less.


Bearings are based on the centerline of State Route 323 (South 48° 44 minutes West) as described in official record 187 page 884 – 886.

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 September 13, 2004 by James R. Cottrill registration #6858. (Job #S040901)




James R. Cottrill, P.S.