

DEED REFERENCE

STEPHEN MAURICE MITCHEM
OFFICIAL RECORD 37 PAGE 825

(A) PARCEL ONE, FIRST TRACT 153.1 ACRES

MAURICE & ROBIN L. MITCHEM
MITCHEM

DEED BOOK 246 PAGE 149
31.183 ACRES

LEGEND

- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- CONCRETE NAIL (SET) OVER IRON PIN (FOUND)
- CONCRETE NAIL & WASHER (SET)
- 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

JAMES R. COTTRILL P.S.

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

27.9839± ACRES, V.M.S. 1244
STOKES TOWNSHIP, MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR DAN THOMPSON

DATE DRAWN:
1/13/04
JOB #S040105
F. B. # 34

SCALE : 1"=300'
300' 150' 0 300'

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

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

DATE: 1/16/04



STATE ROUTE 323 (50'R/W)

V.M.S. 1244
V.M.S. 7897

27.1817± ACRES

(A)

27.9839± ACRES

DANIEL L. THOMPSON
OFFICIAL RECORDED 158 PAGE 547
108.0865 ACRES

(110)

0.8022± ACRES

(B)

(444)

(84)

STEPHEN MAURICE & NANCY JO
MITCHEM
OFFICIAL RECORDED 171 PAGE 1859
2.0473 ACRES

V.M.S. 713
V.M.S. 6538

V.M.S. 7267-7567-7890
V.M.S. 6538

V.M.S. 1244
V.M.S. 713

CHARLESTON-CHILlicothe ROAD (40'R/W CR-15B)

27-04

Description of a 27.9839 Acre Tract
Surveyed for Dan Thompson

The following described 27.9839 acres is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 1244, and being part of a 153.1 Acre Tract conveyed to Stephen Maurice Mitchem by Official Record 37 Page 825, and part of a 31.183 Acre Tract conveyed to Maurice and Robin L. Mitchem by Deed Book 246 Page 149, and being more particularly described as follows;

Beginning at a concrete nail and washer set in the centerline of State Route 323 (50 foot right-of-way) at the northeast corner of said 153.1 acres and at the northwest corner of a 108.0865 Acre Tract conveyed to Daniel L. Thompson by Official Record 158 Page 547;

Thence, with the west line of said 108.0865 acres, South 02 Degrees 41 Minutes 46 Seconds West, passing an iron pin and cap set at 25.60 feet, a total distance of 2842.20 feet to an iron pin and cap set at the northwest corner of a 2.0473 Acre tract conveyed to Stephen Maurice and Nancy Jo Mitchem by Official Record 171 Page 1859;

Thence, with the north line of said 2.0473 acres, North 86 Degrees 00 Minutes 00 Seconds West, passing an iron pin and cap set at the northeast corner of said 2.0473 acres at 211.00 feet, also passing the east line of said 31.183 acres at 392.98 feet, a total distance of 429.58 feet to an iron pin and cap set;

Thence, with a new line across said 31.183 acres and said 153.1 acres, North 02 Degrees 22 Minutes 40 Seconds East, passing the north line of said 31.183 acres at 785.27 feet, also passing an iron pin and cap set at 2703.94 feet, a total distance of 2734.31 feet to a concrete nail and washer set in said centerline;

Thence, with said centerline, North 80 Degrees 14 Minutes 52 Seconds East a distance of 455.37 feet, returning to the point of beginning, containing 27.9839 acres more or less, of which 27.1817 acres more or less being part of said 153.1 acres and 0.8022 acres more or less being part of said 31.183 acres.

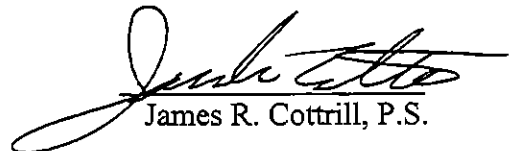
Bearings are based on the centerline of Charleston-Chillicothe Road (North 86 degrees West) as described in Official Record 37 Page 825.

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 13 January 2004 by James R. Cottrill registration #6858. (Job #S040105)




James R. Cottrill, P.S.