

EDWIN L. & RITA J. VALLERY
VOL. 264 PAGE 885
107.541 ACRES

214

482
25.3629± ACRES

480
KAREN M. KIRBY
O.R. 03, PAGE 945
9.01 ACRES

DAVIDSON FARMS, INC.
O.R. 165 PAGE 1866
519.7009 ACRES

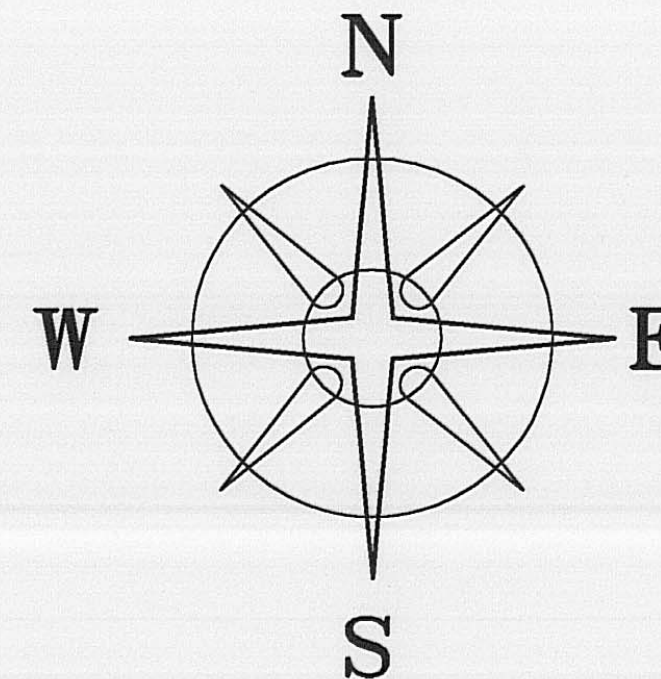
208

91.9816± ACRES

272
66.6187± ACRES

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

427



BEARINGS BASED ON THE C OF FRALICK ROAD
(S 02°18'00"W) AS DESCRIBED IN O.R. 166 PAGE 384

DEED REFERENCE

KAREN M. KIRBY

482 O.R. 05, PAGE 1046
25.366 ACRE

272 O.R. 166, PAGE 384
66.6187 ACRES

LEGEND

- 1/2" IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ 5/8" REBAR & PLASTIC CAP STAMPED "McCARTY & ASSOCIATES" (FOUND)
- ANGLE IRON FENCE POST (FOUND)
- P K NAIL (FOUND) IN TOP OF WOODEN FENCE POST
- 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

REFERENCE: S030306

JAMES R. COTTRILL P.S.

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

100.9912 ACRES
VMS 1238, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KAREN KIRBY

DATE DRAWN:
12/16/03
JOB # S031206
F. B. # 33

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

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

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

DATE: 12/30/03



39.04

Description of a 91.9816 Acre Tract
Surveyed for Karen Kirby

The following described 91.9816 acres is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 1238, and being all of a 25.366 Acre Tract conveyed Karen Kirby by Official Record 5 Page 1046 and all of a 66.6187 Acre Tract also conveyed to Karen Kirby by Official Record 166 Page 384, and being more particularly described as follows;

Beginning at a ½ inch diameter iron pipe found in the centerline of Fralick Road (Township Road 86) (45 foot right-of-way), said pipe being at the northeast corner of said 25.366 acres and at the southeast corner of a 107.541 Acre Tract conveyed to Edwin L. and Rita J. Vallery by Volume 264 Page 885;

Thence, with said centerline, the following two courses:

- 1) South 03 degrees 02 minutes 24 seconds West a distance of 397.87 feet to an iron pin found
- 2) South 03 degrees 06 minutes 11 seconds West a distance of 263.99 feet to an iron pin found at the northeast corner of a 9.01 Acre Tract conveyed to Karen Kirby by Official Record 3 Page 945

Thence, with said 9.01 acres, the following three courses:

- 1) North 88 degrees 53 minutes 15 seconds West passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found at 19.78 feet, at 1022.48 feet, and at 1197.92 feet, a total distance of 1253.39 feet
- 2) South 03 degrees 06 minutes 11 seconds West a distance of 313.24 feet to a 5/8 inch diameter iron pin found
- 3) South 88 degrees 52 minutes 54 seconds East, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found at 1233.35 feet, a total distance of 1253.39 feet to a ½ inch diameter iron pipe found in said centerline

Thence, with said centerline, the following two courses:

- 1) South 02 degrees 18 minutes 00 seconds West a distance of 1202.88 feet to a ½ inch diameter iron pipe found
- 2) South 02 degrees 00 minutes 02 seconds West a distance of 485.09 feet to a ½ inch diameter iron pipe found at the northeast corner of a 19.842 Acre Tract conveyed to William S. and Helen S. Schneider by Official Record 108 Page 1972

Thence, with the north line of said 19.842 acres, North 87 degrees 05 minutes 04 seconds West, passing an angle iron fence post found at 18.72 feet, also passing an iron pin and cap set at 1110.00 feet, also passing the northwest corner of said 19.842 acres at 1757.60 feet, a total distance of 1781.55 feet to an iron pin and cap set at the corner of a 519.7009 Acre Tract conveyed to Davidson Farms Inc. by Official Record 165 Page 1866;

Thence, with said 519.7009 acres, the following five courses:

- 1) North 01 degrees 32 minutes 38 seconds West a distance of 497.92 feet to an iron pin and cap set
- 2) North 10 degrees 55 minutes 24 seconds East a distance of 1151.21 feet to an iron pin and cap set at the northwest corner of said 66.6187 acres
- 3) South 88 degrees 52 minutes 54 seconds East a distance of 12.42 feet to an iron pin and cap set at the southwest corner of said 25.366 acres
- 4) North 09 degrees 18 minutes 58 seconds East a distance of 128.38 feet to a P.K. Nail found in a wooden fence post
- 5) North 13 degrees 41 minutes 23 seconds East a distance of 420.59 feet to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found at the corner of said Vallery's 107.541 acres

Thence, with said 107.541 acres, the following three courses:

- 1) North 13 degrees 56 minutes 23 seconds East a distance of 340.30 feet to a P.K. Nail found in a wooden fence post
- 2) North 60 degrees 14 minutes 57 seconds East a distance of 204.44 feet to a P.K. Nail found in a wooden fence post

- 3) South 88 degrees 53 minutes 53 seconds East, passing an iron pin and cap set at 1282.09 feet, a total distance of 1300.09 feet, returning to the point of beginning, containing 91.9816 acres more or less, of which 25.3629 acres more or less being all of said 25.366 acres and 66.6187 acres more or less being all of said 66.6187 acres.

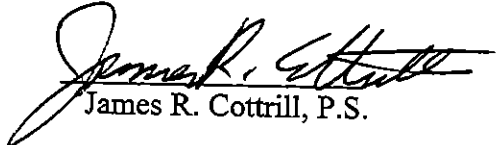
Bearings are based on the centerline of Fralick Road (South 02 degrees 18 minutes 00 seconds West) as described in Official record 166 Page 384.

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 22 December, 2003 by James R. Cottrill registration #6858. (Job #S031206)




James R. Cottrill, P.S.