

LEGEND

- 1/2" IRON PIPE (FOUND)
- △ ANGLE IRON FENCE POST (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY 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



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

DATE: 2/25/04

DEED REFERENCE

JOHANNES MARIA VERHOEVEN
OFFICIAL RECORD 158 PAGE 1528

153.16 ACRES

JAMES R. COTTRILL P.S.

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

153.5629±ACRES, V.M.S. 7267/7567 AND 7890

**RANGE TOWNSHIP, MADISON COUNTY
STATE OF OHIO.**

SURVEYED FOR MIKE PITSTICK

DATE DRAWN:
2/24/04
JOB #S040204C
F. B. # 34

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

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

47.04

153.5629 Acre Tract
Surveyed for Mike Pitstick

The following described 153.5629 acre tract is situated in the State of Ohio, Madison County, Range Township, V. M.S. 7267\7567\78 90, being all of a 153.16 acre tract conveyed to Johannes Maria Verhoeven by official record 158 page 1528 and being more particularly described as follows:

Beginning at a railroad spike found at the southernmost corner of said 153.16 acre tract also the intersection of the centerline of Prairie Road (County Road 177, 50 ft. right-of-way) with the north right-of-way line extended (line between VMS 7267\7567\7890 and VMS 6583) of Charleston Chillicothe Road (County Road 15B, 40 ft. right-of-way);

Thence, with said VMS line and said north right-of-way line, North $43^{\circ} 02$ minutes 40 seconds West, passing an iron pin and cap previously set at 2323.31 ft., a total distance of 3171.75 ft. to an iron pin and cap set at the southeastern corner of a 114.57 acre tract conveyed to Betty Smith by deed book 288 page 216;

Thence, with the east line of said 114.57 acre tract, North $38^{\circ} 53$ minutes 44 seconds East, passing an angle iron fence post found at 3.17 ft., a total distance of 1286.39 ft. to a angle iron fence post found in the line between VMS 7897 and VMS 7267\7567\7890;

Thence, with said VMS line, South $76^{\circ} 39$ minutes 46 seconds East a distance of 1397.58 ft. to an iron pinning cap set corner to a 106.79 acre tract conveyed to Michael K. and Neil Pitstick by official record 141 page 1180;

Thence, with said 106.79 acre tract, South $86^{\circ} 23$ minutes 36 seconds East a distance of 229.11 ft. to a one half inch diameter iron pipe found at the southwest corner of a 21.609 acre tract conveyed to William J. and Lisa M. Welch by official record 95 page 1170;

Thence, with the south line of said 21.609 acre tract, South $85^{\circ} 41$ minutes 30 seconds East, passing an iron pin and cap set at 1503.61 ft., a total distance of 1530.15 ft. to a railroad spike found in the centerline of said Prairie Road;

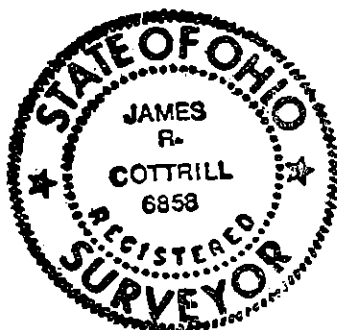
Thence, with said centerline, South $31^{\circ} 30$ minutes 00 seconds West a distance of 3362.99 ft. returning to the point of beginning containing 153.5629 acres more or less.

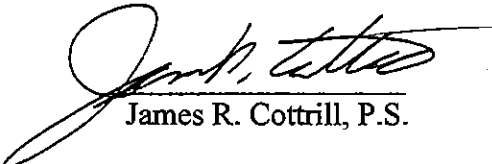
Bearings are based on the centerline of Prairie Road (South $31^{\circ} 30$ minutes West) as described in official record 158, page 1528.

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 February 24, 2004 by James R. Cottrill registration #6858. (Job #S040204C)




James R. Cottrill, P.S.