

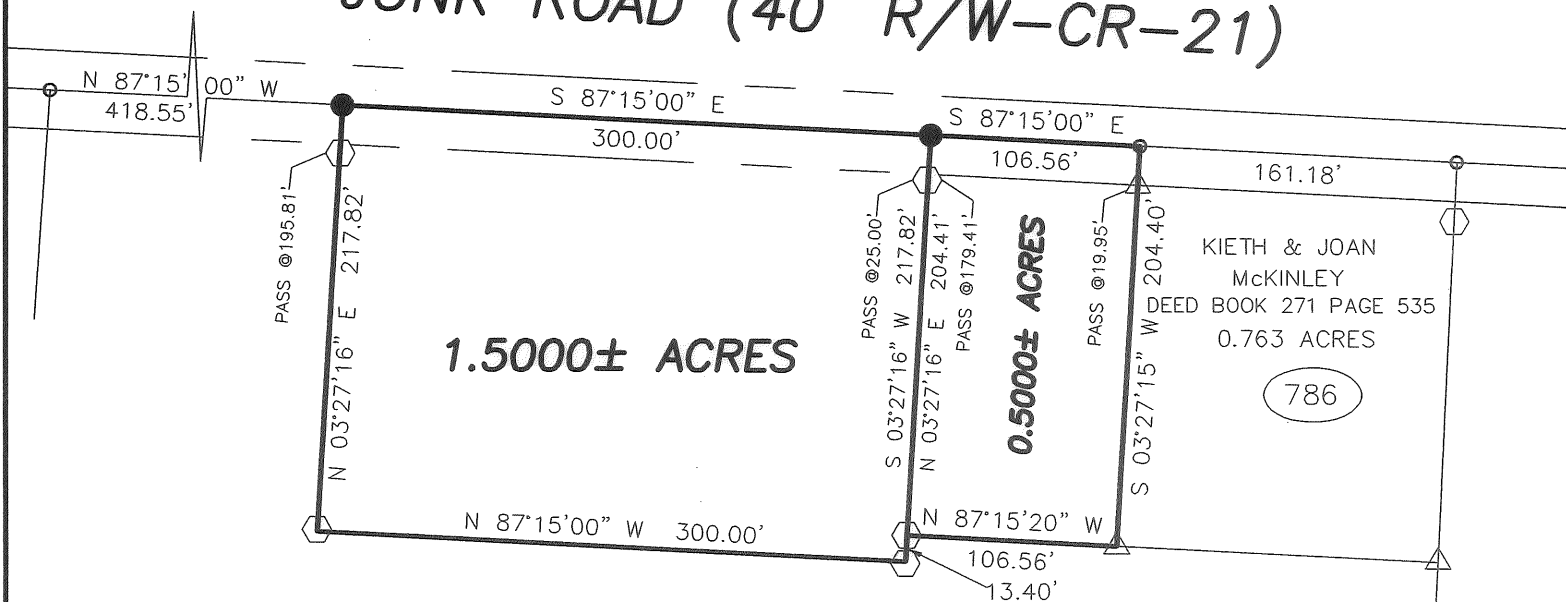
**DEED REFERENCE**

**DAVID A. & LYNDA L.  
JUNK**

**OFFICIAL RECORDED 102 PAGE 139  
150 ACRES**

381

**JUNK ROAD (40' R/W-CR-21)**



**LEGEND**

**\*\*NOTE\*\***

0.5000 ACRE LOT TO  
BECOME PART OF THE 0.763 ACRE TRACT

- △ 5/8" Ø REBAR & MAGNETIC CAP STAMPED "M"
- 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



JOB # S040408

F.B. #34

DATE DWN.: 4/16/04

**1.5000 & 0.5000 ACRES, V.M.S. 6824,7112,7612,5456,  
RANGE TOWNSHIP, MADISON COUNTY  
STATE OF OHIO  
SURVEYED FOR ERIC MANNS**

SCALE: 1"=100'



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

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143

**PH. (740) 869-3811**

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

*James R. Cottrill*

4/21/04  
DATE

CREW: MW,MS DWN. BY: MW CHK. BY: RC

0.5000 Acre Tract  
Surveyed for Eric Manns

The following described 0.5000 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824/7112/7612/5456, and being part of a 150 acre tract conveyed to David A. and Lynda L. Junk by official record 102 page 139, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Junk Road (40 ft. right-of-way)(County Road 21) said PK nail is at the northwest corner of a 0.763 acre tract conveyed to Keith and Joan McKinley by deed book 271 page 535;

Thence, with the west line of said 0.763 acre tract, South  $03^{\circ} 27$  minutes 15 seconds West, passing a 5/8 in. diameter rebar and magnetic cap stamped "M" found at 19.95 ft., a total distance of 204.40 ft. to a 5/8 in. diameter rebar and magnetic cap stamped "M" found at the southwest corner of said 0.763 acre tract;

Thence, across said 150 acre tract the following two new courses:

- 1) North  $87^{\circ} 15$  minutes 20 seconds West a distance of 106.56 ft. to an iron pin and cap set
- 2) North  $03^{\circ} 27$  minutes 16 seconds East, passing an iron pin and cap set at 179.41 ft., a total distance of 204.41 ft. to a railroad spike set in the centerline of said junk Road;

Thence, with said centerline, South  $87^{\circ} 15$  minutes 00 seconds East a distance a 106.56 ft. returning to the point of beginning containing 0.5000 acres more or less.

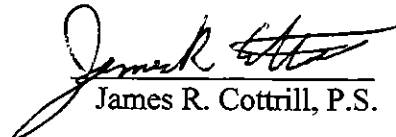
Bearings are based on the centerline of Junk Road (North  $87^{\circ} 15$  minutes West) as described in official record 102 page 139.

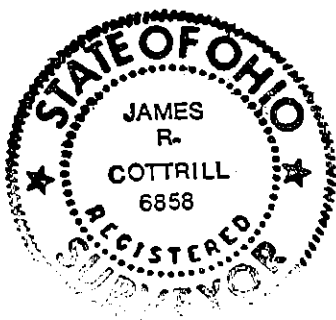
The hereinabove described 0.5000 acre tract is to become part of and contingent to McKinley's 0.763 acre tract as described in deed book 271 page 535.

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 April 16, 2004 by James R. Cottrill registration #6858. (Job #S040408)

  
James R. Cottrill, P.S.



1.5000 Acre Tract  
Surveyed for Eric Manns

The following described 1.5000 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824/7112/7612/5456, and being part of a 150 acre tract conveyed to David A. and Lynda L. Junk by official record 102 page 139, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Junk Road (40 ft. right-of-way)(County Road 21) said PK nail is at the northwest corner of a 0.763 acre tract conveyed to Keith and Joan McKinley by deed book 271 page 535;

Thence, with said centerline, North 87° 15 minutes 00 seconds West a distance a 106.56 ft. to a road spike set in said centerline at **the true point of beginning**;

Thence, across said 150 acre tract the following 3 new courses:

- 1) South 03° 27 minutes 16 seconds West, passing iron pin and caps set at 25.00 ft. and 204.41 ft., a total distance of 217.82 ft. to an iron pin and cap set
- 2) North 87° 15 minutes 20 seconds West a distance of 300.00 ft. to an iron pin and cap set
- 3) North 03° 27 minutes 16 seconds East, passing an iron pin and cap set at 195.81 ft., a total distance of 217.82 ft. to a railroad spike set in the centerline of said junk Road;


Thence, with said centerline, South 87° 15 minutes 00 seconds East a distance a 300.00 ft. returning to the point of beginning containing 1.5000 acres more or less.

Bearings are based on the centerline of Junk Road (North 87° 15 minutes West) as described in official record 102 page 139.

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 April 16, 2004 by James R. Cottrill registration #6858. (Job #S040408A)

  
James R. Cottrill, P.S.

