

DEED REFERENCE
KAREN M. KIRBY
OFFICIAL RECORD 5 PAGE 1046
91.9816 ACRES

LEGEND

- 1/2" IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - △ 5/8" REBAR & PLASTIC CAP STAMPED "McCARTY & ASSOCIATES" (FOUND)
 - ANGLE IRON FENCE POST (FOUND)
 - ⊙ CONCRETE NAIL & WASHER (SET)
 - P K NAIL (FOUND) IN TOP OF WOODEN FENCE POST
 - ⬢ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - TAX MAP PARCEL NUMBER
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

REFERENCE: S030306 -S031206

JAMES R. COTTRILL P.S.

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

**V.M.S 1238, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KAREN KIRBY**

DATE DRAWN:
9/07/04
JOB # S040903
F. B. # 35

SCALE : 1" = 200'
200' 100' 0 200'
DWN. BY: MW
CK. BY:

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



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

DATE: 7/14/04

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

214

519.7009 ACRES

25.3629± ACRES

31.6186± ACRES

DAVIDSON FARMS, INC.
OFFICIAL RECORD 165 PAGE 1866
519.7009 ACRES

208

25.3629± ACRES

KAREN M. KIRBY
OFFICIAL RECORD 03, PAGE 945
9.01 ACRES

480

31.6186± ACRES

35.0001± ACRES

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

427

FRALICK ROAD (45°R/W)(TWP. 86)

25.3629 Acre Tract
Surveyed for Karen Kirby

The following described 25.3629 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1238, being part of a 91.9816 acre tract conveyed to Karen M. Kirby by official record 5 page 1046, and being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found in the centerline of Fralick Road (45 ft. right-of-way)(Township Road 86), said iron pipe is at the northeast corner of a 9.01 acre tract conveyed to Karen M. Kirby by official record 3 page 945;

Thence, with said 9.01 acre tract the following 2 courses:

- 1) North 88° 53 minutes 15 seconds West, passing a 5/8 inch diameter rebar and plastic caps stamped "McCarty and Associates" found at 19.78 ft., 1022.48 ft., and 1197.92 ft., a total distance of 1253.39 ft.
- 2) South 03° 06 minutes 11 seconds West a distance of 313.24 ft. to an iron pin found

Thence, across said 91.9816 acre tract with a new line, North 88° 52 minutes 54 seconds West, a distance of 374.21 ft. to an iron pin and cap previously set corner of to a 519.7009 acre tract conveyed to Davidson Farms, Inc. by official record 165 page 1866;

Thence, with said 519.7009 acre tract the following 2 courses:

- 1) North 09° 18 minutes 58 seconds East a distance of 128.38 ft. to a PK nail found in top of a wooden fence post
- 2) North 13° 41 minutes 23 seconds East, passing an iron pin and cap set at 190.52 ft., a total distance of 420.59 ft. to a 5/8 inch Rebar and yellow plastic cap stamped "McCarty and Associates" found at the southeast corner of a 107.541 acre tract conveyed to Edwin L. and Rita J. Vallery;

Thence, with said 107.541 acre tract the following 3 courses:

- 1) North 13° 56 minutes 23 seconds East a distance of 340.30 feet to a PK nail found in top of a wooden fence post
- 2) North 60° 14 minutes 57 seconds East a distance of 204.44 ft. to a PK nail found in top of a wooden fence
- 3) South 88° 53 minutes 53 seconds East, passing an iron pin and cap set at 1282.09 ft., a total distance of 1300.09 ft. to a one half inch iron pipe found in the centerline of said Fralick Road;

Thence, with said centerline the following two courses:

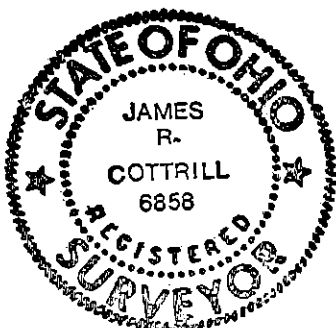
- 1) South 03° 02 minutes 24 seconds West a distance of 397.87 ft. to an iron pin found
- 2) South 03° 06 minutes 11 seconds West a distance of 263.99 ft. returning to the point beginning containing 25.3629 acres more or less

Bearings are based on the centerline of Fralick Road (South 02° 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 September 7, 2004 by James R. Cottrill registration #6858. (Job #S040903) (revised September 13, 2004)




James R. Cottrill, P.S.

31.6186 Acre Tract
Surveyed for Karen Kirby

The following described 31.6186 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1238, being part of a 91.9816 acre tract conveyed to Karen M. Kirby by official record 5 page 1046, and being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found in the centerline of Fralick Road (45 ft. right-of-way)(Township Road 86), said iron pipe is at the south east corner of a 9.01 acre tract conveyed to Karen M. Kirby by official record 3 page 945;

Thence, with the centerline of said Fralick Road, South 02° 18 minutes 00 seconds West a distance of 837.20 ft. to a concrete nail and washer set in said centerline;

Thence, across said 91.9816 acre tract, North 87° 05 minutes 04 seconds West, passing an iron pin and cap set at 20.00 ft., a total distance of 1758.75 ft. to an iron pin and cap set in the east line of a 519.7009 acre tract conveyed to Davidson Farms, Inc. by official record 165 page 1866;

Thence, with the east line of said 519.7009 acre tract, North 10° 55 minutes 24 seconds East a distance of 793.45 ft. to an iron pin and cap previously set;

Thence, South 88° 52 minutes 54 seconds East, passing an iron pin and cap previously set at a common corner to said 519.7009 and said 91.9816 acre tracts at 12.42 ft., a total distance of 386.63 ft. to an iron pin found at the southwest corner of said Kirby's 9.01 acre tract;

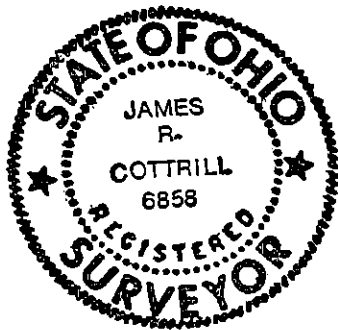
Thence, with the south line of said 9.01 acre tract, South 88° 52 minutes 54 seconds East, passing a 5/8 inch diameter rebar and plastic caps stamped "McCarty and Associates" found at 1233.35 ft., a total distance of 1253.39 ft. returning to the point beginning containing 31.6186 acres more or less.

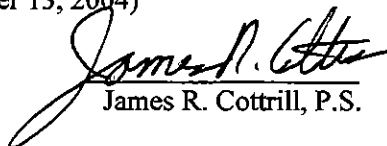
Bearings are based on the centerline of Fralick Road (South 02° 18 minutes 00 seconds West) as described in official record 166 page 384.

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 September 7, 2004 by James R. Cottrill registration #6858. (Job #S040903A) (revised September 13, 2004)




James R. Cottrill, P.S.

35.0001 Acre Tract
Surveyed for Karen Kirby

The following described 35.0001 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1238, being part of a 91.9816 acre tract conveyed to Karen M. Kirby by official record 5 page 1046, and being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found in the centerline of Fralick Road (45 ft. right-of-way)(Township Road 86), said iron pipe is at the south east corner of said 91.9816 acre tract and 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 acre tract, North 87° 05 minutes 04 seconds West, passing an angle iron fence post found at 18.72 ft., also passing an iron pin and cap set at 1110.00 ft., also passing the northwest corner of said 19.842 acre tract also being corner to a 519.7009 acre tract conveyed to Davidson Farms, Inc. by official record 165 page 1866 at 1757.60 ft., a total distance of 1781.55 ft. to an iron pin and cap set;

Thence, with said 519.7009 acre tract the following 2 courses:

- 1) North 01° 32 minutes 38 seconds West a distance of 497.92 ft. to an iron pin and cap set
- 2) North 10° 55 minutes 24 seconds East a distance of 357.76 ft. to an iron pin and cap set

Thence, across said 91.9816 acre tract, South 87° 05 minutes 04 seconds East, passing an iron pin and cap set at 1738.74 ft., a total distance of 1758.75 ft. to a concrete nail and washer set in the centerline of said Fralick Road;

Thence, with the centerline of said Fralick Road the following two courses:

- 1) South 02° 18 minutes 00 seconds West a distance of 365.68 ft. to a one half inch iron pipe found
- 2) South 02° 00 minutes 02 seconds West a distance of 485.09 ft. returning to the point beginning containing 35.0001 acres more or less.

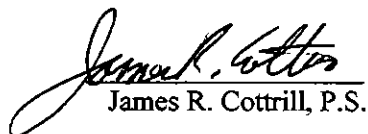
Bearings are based on the centerline of Fralick Road (South 02° 18 minutes 00 seconds West) as described in official record 166 page 384.

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 September 7, 2004 by James R. Cottrill registration #6858. (Job #S040903B)




James R. Cottrill, P.S.