

HARRY A. JONES
ET. AL.
O.R. 66, P. 93
12.75 ACRES

N 85°57'27" W 394.76'
20' DRAINAGE EASEMENT

2.5001± ACRES

DEED REFERENCE

JOHNNY & TAMMY
JENKINS
O.R. 145, P. 1701
32.203 ACRES

17-00320.000

BARN
BARN

POND

2.5000± ACRES

CHARLES H. HILL
ET. AL.
D.B. 176, P. 384
10.86 AC.

THORTON DITCH #125

WOODS-OPOSSUM RUN ROAD (40'R/W)(CR 56)

OVERHEAD ELECTRIC LINE



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

DATE: 5/3/04

LEGEND

- IRON PIPE (FOUND)
- ① 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ CONCRETE NAIL & WASHER (SET)
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" ϕ 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

**2.5000 & 2.5001± ACRE TRACTS,
VMS 8800, PLEASANT TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR JOHNNY JENKINS.**

DATE DRAWN:
4/26/04
JOB # S040414
F. B. # 34

SCALE : 1" = 100'
100' 50' 0 100'

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

84-04

2.5000 Acre Tract
Surveyed for Johnny Jenkins

The following described 2.5000 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8800, and being part of a 32.203 acre tract conveyed to Johnny and Tammy Jenkins by official record 145 page 1701, and being more particularly described as follows:

Beginning at a concrete nail and washer set in the centerline of Woods-Opossum Run Road (40 ft. right-of-way)(County Road 56) at the southeast corner of said 32.203 acre tract also being the northeast corner of a 10.86 acre tract conveyed to Charles H. Hill, Et.Al. by deed book 176 P. page 384;

Thence, with the north line of said 10.86 acre tract, North 85° 20 minutes 24 seconds West, passing iron pin and cap set at 20.03 ft., a total distance of 500.00 ft. to an iron pinning cap set;

Thence, with the following two new lines across said 32.203 acre tract:

- 1) North 08° 00 minutes 00 seconds East a distance of 218.17 ft. to an iron pin and cap set
- 2) South 85° 20 minutes 24 seconds East, passing an iron pin and cap set at 479.97 ft., a total distance of 500.00 ft. to a concrete nail and washer set in the centerline of Woods-Opossum Run Road

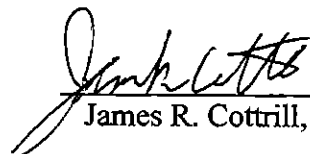
Thence, with said centerline, South 08° 00 minutes 00 seconds West a distance of 218.17 feet returning to the point beginning containing 2.5000 acres more or less.

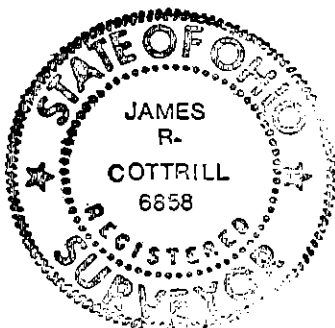
Bearings are based on the centerline of Woods-Opossum Run Road (South 08° 00 minutes West) as described in official record 145 page 1701.

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 26, 2004 by James R. Cottrill registration #6858. (Job #S040414)


James R. Cottrill, P.S.



2.5001 Acre Tract
Surveyed for Johnny Jenkins

The following described 2.5001 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8800, and being part of a 32.203 acre tract conveyed to Johnny and Tammy Jenkins by official record 145 page 1701, and being more particularly described as follows:

Beginning at a concrete nail and washer set in the centerline of Woods-Opossum Run Road (40 ft. right-of-way)(County Road 56) at the northeast corner of said 32.203 acre tract also being the southeast corner of a 12.75 acre tract conveyed to Harry A. Jones, Et.Al. by official record 66 page 93 ;

Thence, with said centerline, South 08° 00 minutes 00 seconds West a distance of 200.00 feet to a concrete nail and washer set;

Thence, with the following two new lines across said 32.203 acre tract:

- 1) North 85° 57 minutes 26 seconds West, passing an iron pin and cap set at 17.54 ft., a total distance of 545.80 ft. to an iron pin and cap set
- 2) North 08° 00 minutes 00 seconds East a distance of 200.00 ft. to an iron pin and cap set in the south line of said 12.75 acre tract;

Thence, with said south line, South 85° 57 minutes 27 seconds East, passing a 5/8 in. diameter solid iron pin found at 520.80 ft., a total distance of 545.80 ft. returning to the point beginning containing 2.5001 acres more or less.

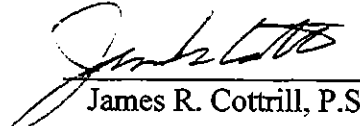
With the benefit of a 20 ft. drainage easement, said drainage easement extends from the west line of the hereinabove described 2.5001 acre tract westward to the centerline of Thorton Ditch #125, said drainage easement is tangent to and 20 ft. south of the north line of said 32.203 acre tract, and is more particularly shown on plat accompanying this legal description.

Bearings are based on the centerline of Woods-Opossum Run Road (South 08° 00 minutes West) as described in official record 145 page 1701.

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 26, 2004 by James R. Cottrill registration #6858. (Job #S040414A)


James R. Cottrill, P.S.

