

BEARINGS BASED ON THE  $\angle$  OF STATE ROUTE 665 (N73°15'05"W)  
AS DESCRIBED IN O.R. 93, P. 141

CHRISTOPHER J. BROWN  
OFFICIAL RECORD 75 PAGE 991  
146.48 ACRES

MELVIN D. & MARILYN J.  
LOWERY  
DEED BOOK 295 PAGE 305  
5.49 ACRES

15.0001± ACRES

DEED REFERENCE  
ALBERT WAYNE HINES  
OFFICIAL RECORD 93 PAGE 141  
55.475 ACRES

### LEGEND

- LATHE (SET) ON LINE
- △ 5/8" REBAR (FOUND)
- CONCRETE NAIL & WASHER (SET)
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.



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

*James R. Cottrill* DATE: 8/9/04

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

**15.0001 ACRES, V.M.S. 6029 & 6302**  
**UNION TOWNSHIP, MADISON COUNTY**  
**STATE OF OHIO.**

**SURVEYED FOR ALBERT HINES**

DATE DRAWN:  
8/05/04  
JOB #S040802  
F. B. #35

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

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

93-04



15.0001 Acre Tract  
Surveyed for Albert Hines

The following described 15.0001 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 6029 and 6302, and being part of a 55.475 acre tract conveyed to Albert Wayne Hines by official record 93 page 141 and being more particularly described as follows:

Beginning at a concrete nail and washer set in the centerline the State Route 665 (60 ft. right-of-way) at the southwest corner of said 55.475 acre tract also being the southeast corner of a 5.49 acre tract conveyed to Melvin D. and Marilyn J. Lowery by deed book 295 page 305;

Thence with the northeast line of said 5.49 acre tract North 26° 01 minutes 34 seconds West, passing an iron pin and cap set at 30.00 ft., a total distance of 525.35 ft. to a 5/8 inch diameter rebar found in the southeast line of a 146.48 acre tract conveyed to Christopher J. Brown by official record 75 page 991;

Thence, with said southeast line, North 63° 46 minutes 54 seconds East a distance of 1199.54 ft. to an iron pin and cap set;

Thence, with a new line across said 55.475 acre tract, South 12° 31 minutes 41 seconds West, passing an iron pin and cap set at 1120.85 ft., a total distance of 1145.86 ft. to a concrete nail and washer set in the centerline of said State Route 665;

Thence, with said centerline the following two courses:

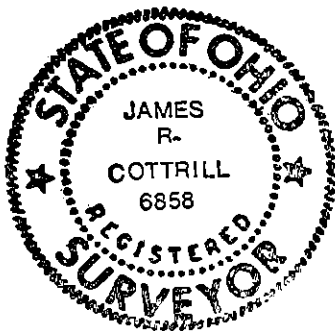
- 1) North 73° 15 minutes 05 seconds West a distance of 333.90 ft. to an iron pin and cap set
- 2) North 85° 48 minutes 25 seconds West a distance of 278.06 ft. returning to the point of beginning containing 15.0001 acres more or less

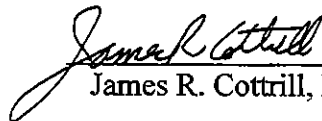
Bearings are based on the centerline of State Route 665 (North 73° 15 minutes 05 seconds West) as described in official record 93 page 141.

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 August 5, 2004 by James R. Cottrill registration #6858. (Job #S040802)



  
James R. Cottrill, P.S.