

11.3410 acre tract
Surveyed for Patricia Berry

The following described 11.3410 acre tract is situated in the state of Ohio, City of Plain City/Madison County, Jerome Township/Union County, V.M.S. 7751/7774 and 7390, being part of a 39 acre tract (21.48 acres in union County) conveyed to Patricia Ann & R. Ray Berry by Volume 163 p. 488 in Madison County, and Book 214 page 472 in Union County and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Lafayette-Plain City Road (Madison County Road 5)(50 foot right-of-way in Madison County) said PK nail is at the southwest corner of said 39 acre tract also being the northwest corner of a 21.935 acre tract conveyed to Daniel J. and Elisa Gingerich by official record 97 p. 1467 in Madison County

Thence, with said centerline, North 35 deg. 58 min. 43 sec. East a distance of 526.83 feet to a solid iron pin found at an angle point in said centerline, also in the Union/Madison County line

Thence, containing with said centerline, North 05 deg. 52 min. 59 sec. East a distance a 131.66 feet to an iron pin found in the centerline of a bridge over Sweeney Run

Thence, with the centerline of said Run and a new line across said 39 acre tract the following 3 courses:

- 1) South 84 deg. 00 min. 00 sec. East a distance 25.00 feet
- 2) South 60 deg. 49 minutes 49 seconds East a distance a 186.29 feet
- 3) South 57 deg. 49 minutes 08 seconds East, passing the Union/Madison County line and plain City corporation line at 53.38 feet, and continuing with said corporation line a total distance of 182.13 feet

Thence, continuing with the centerline of said Run and a new line across said 39 acre tract also with said corporation line the following two courses:

- 1) South 58 deg. 13 min. 36 sec. East a distance of 512.06 feet
- 2) South 86 deg. 32 min. 31 sec. East a distance of 489.60 feet to an angle point in said corp. line also being in the west line of a 20.773 acre tract conveyed to R. P. M. Partnership by Deed book 294 Page 380 in Madison County

Thence, with said west line, South 05 deg. 24 min. 17 sec. West a distance of 219.78 feet to a 3/4" iron T-bar found at the north east corner of a 6.297 acre tract conveyed to the Bishop James A. Griffin by Deed book 276 p. 703, said T-bar is also corner to said City corporation line

Thence, with the south line of said 39 acre tract and said corporation line, North 84 deg. 30 min. 05 sec. West, a passing the northeast corner of the Humm Subdivision at 252.26 feet, a total distance of 782.17 feet to a 3/4" dia. pipe found at the northeast corner of said Gingerich's 21.935 acre tract

Thence, with the north line of said 21.935 acre tract, North 84 deg. 29 min. 29 sec. West, passing an iron pin cap set at 767.09 feet, a total distance of 793.09 feet returning to the point beginning containing 11.3410 acres more or less, of which 10.9385 acres is in Plain City of Madison County and 0.4025 acres more or less is in Jerome Township of union County.

Bearings are based on the centerline of Lafayette-Plain City Road (North 36 deg. 00 min. East) as described in Deed Book 289 p. 748 in Madison County .

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 June 6, 2002 by James R. Cottrill registration #6858. (Job # S020525)


James R. Cottrill, P.S.