

DEAN & FAITH
MARSHALL
DEED BOOK 280 PAGE 196
151.44 ACRES

TOMOTHY W. DYER
OFFICIAL RECORD 97 PAGE 86
1.2744 ACRES

1.2756± ACRES

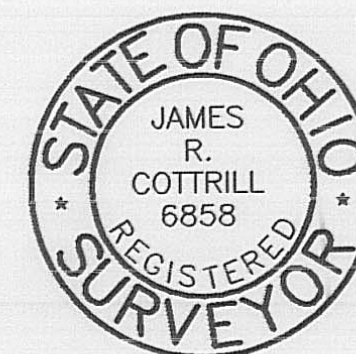
****NOTE****
NONE BUILDING LOT

DEED REFERENCE
WALTER T. & BONNIE
DYER
DEED BOOK 215 PAGE 286
25.30 ACRES (ORIGINAL)

LEGEND

- IRON PIN (FOUND)
- △ 3/4" IRON PIPE AND CAP STAMPED "R.I. BAKER S5539" (FOUND)
- 5/8" Ø 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: 2/08/06

COTTRILL SURVEYING, L.L.C.

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

**1.2756 ACRES, V.M.S. 5456,6824,
7112 AND 4612, RANGE TOWNSHIP
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR THE DYER FAMILY**

DATE DRAWN: 2/07/06
JOB # S060205
F. B. # 38

SCALE: 1" = 50'
50' 25' 0 50'

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

13.06

1.2756 Acre Tract
Surveyed for The Dyer Family

The following described 1.2756 acre tract is situated in the State of Ohio, Madison County, V.M.S. 5456/6824/7112/4612 and being part of a 25.30 acre tract conveyed to Walter T. & Bonnie Dyer by Deed Book 215 Page 286 and being more particularly described as follows:

Commencing at an iron pin found in the centerline of Yankeetown-Chenoweth Road (50 ft. right-of-way)(County Road 9), said iron pin is also in the northwest corner of a 1.2744 acre tract conveyed to Timothy W. Dyer by Official Record 97 Page 86, and also in the southwest corner of a 151.44 acre tract conveyed to Dean & Faith Marshall by Deed Book 280 Page 196;

Thence, with the line between said Dyer's said 1.2744 acre tract and Marshall's 151.44 acres South 87° 30 minutes East a distance of 386.78 ft. to a point in the northeast corner of said Dyer's 1.2744 acres, from said point a ¾" iron pipe and cap stamped "R.I. Baker S5539" found bears North 17° 43 minutes 17 seconds West a distance of 0.81 ft., said point also being the **point of beginning**;

Thence, continuing along the south line of Marshall's 151.44 acre tract South 87° 30 minutes East a distance of 495.75 ft. to an iron pin and cap set in the north line of said Dyer's 25.30 acres;

Thence, with a new line across Dyer's 25.30 acre tract the following 2 new courses:

- 1) South 00° 39 minutes 02 seconds East a distance of 119.26 ft. to an iron pin and cap set
- 2) North 86° 49 minutes 16 seconds West a distance of 460.48 ft. to an iron pin and cap set

Thence, North 17° 43 minutes 17 seconds West passing an ¾" pipe and yellow plastic cap stamped "R.I. Baker S5539" found at 3.00 ft., said pipe also being in the southeast corner of Dyer's said 1.2744 acres, a total distance of 121.09 ft. returning to the **point of beginning** containing 1.2756 acres more or less.

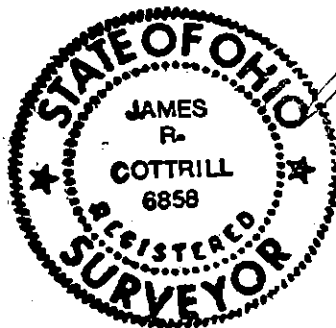
With the benefit of a 20 ft. wide drainage easement more clearly shown on accompanying plat.

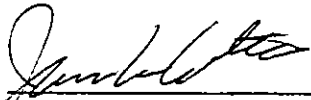
Bearings are based on the North line of the original 25.30 acres (South 87° 30 minutes East) as described in Deed Book 215 Page 286.

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 L.L.C. 6858."

This description is based on a field survey performed February 7, 2006 by James R. Cottrill registration #6858. (Job #S060205)




James R. Cottrill, P.S.