

DEED REFERENCE

**ROBERT J.
DeVOE ET.AL.**
D.B.258, P.231
50.07 ACRES.
-0.89 ACRES. RR
49.18 ACRES.
FIRST TRACT

(A)

(B)

0.95 ACRES
FIRST TRACT

STATE ROUTE 41 (60'R/W)

(B)
VMS 6597
VMS 5706

D.T. & I. RAILROAD 50'

6.5010± ACRES

(A)

6.2965± ACRES

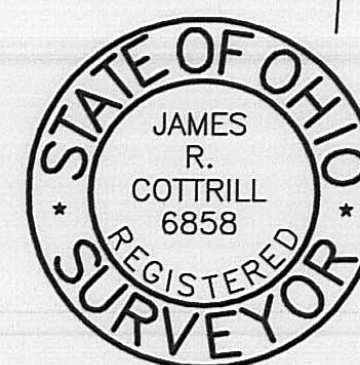
(B)

0.2045± ACRES

GANTENBRINK HEINER FARMS LTD
AG SERVICES
D. B. 271, P. 145
87.07 AC.

LEGEND

- 3/4" SQ. SOLID IRON PIN IN CONCRETE (FOUND)
 - RAIL ROAD SPIKE
 - MAG NAIL (FOUND)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

James R. Cottrill DATE: 2/07/06

COTTRILL SURVEYING, L.L.C.

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

**6.5010± ACRES, VMS 6597 & 5706,
STOKES TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR DeVOE.**

DATE DRAWN:
2/06/06
JOB # S060204
F. B. # 38

SCALE : 1" = 100'
50' 0'



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

62.06

6.5010 Acre Tract
Surveyed for DeVoe Estate

The following described 6.5010 acre tract is situated in the state of Ohio, Madison County, Stokes Township, V.M.S. 6597 & 5706, and being part of a 49.18 acre tract and a 0.95 acre tract both conveyed to Robert J. DeVoe, Etal. By Deed Book 258 Page 231 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 41(60 ft. right-of-way), said mag nail is in the northwest corner of a 87.07 acre tract conveyed to Gantenbrink Heiner Farms LTD by Deed Book 271 Page 145, said nail is also in the southwest corner of said DeVoe's 0.95 acre tract;

Thence, with the centerline of said State Route 41 the following 2 courses:

- 1) North 03°03 minutes 11 seconds East a distance of 252.39 ft. to a mag nail set
- 2) North 04° 00 minutes 00 seconds West a distance of 94.70 ft. to a mag nail set in said centerline

Thence, with a new line across said 0.95 acre tract and said 49.18 acres the following 2 new courses:

- 1) South 86° 11 minutes 25 seconds East passing an iron pin and cap set at 31.66 ft. a total distance of 829.38 ft. to an iron pin and cap set in the west right-of-way line of D.T.&I. Railroad (50 ft. wide)
- 2) South 03° 29 minutes 23 seconds West a distance of 346.19 ft. to point in said west right-of-way of railroad, said point also being in the north line of said 87.07 acre tract

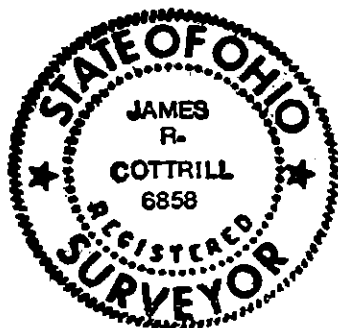
Thence, with said north line North 86° 11 minutes 24 seconds West passing an iron pin and cap set at 10.00 ft., also passing a $\frac{3}{4}$ " square iron pin in concrete found at 794.42 ft. a total distance of 815.11 ft. returning to the true point of beginning containing 6.5010 acres more or less.

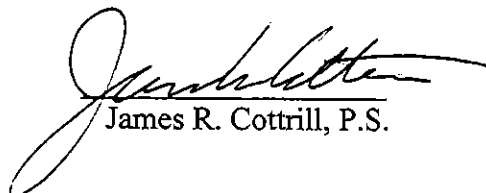
Bearings are based on the centerline of State Route 41 (North 04° 00 minutes 00 seconds West) as described in Deed Book 258 Page 231.

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 #S060204)




James R. Cottrill, P.S.