

DEED REFERENCE
JERRY L. Sr. & VICKI S.
HOLLAND
OFFICIAL RECORD 147, PAGE 1466
91.999 ACRES
TRACT 1

CHRISTOPHER J. & KARRIE L.
 VARIAN
 OFFICIAL RECORD 126 PAGE 1624
 5.0001 ACRES

LEGEND

- IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - ⊠ MADISON COUNTY MONUMENT BOX (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE (SET) OVER IRON PIN (FOUND)
 - ⊙ MAG NAIL (PREVIOUSLY SET)
 - MAG NAIL (SET)
 - ⬡ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY 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
 DATE: 5/17/06

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

**LOT SPLITS, VMS 12127,
 FAIRFIELD TOWNSHIP,
 MADISON COUNTY, OHIO.
 SURVEYED FOR JERRY HOLLAND**

DATE DRAWN: 5/16/06	SCALE : 1" = 100'	CREW: MW
JOB # S060507	100' 50' 0 100'	DWN. BY: RC
F. B. # 39		CK. BY:

84-06

EXISTING CATCH BASIN

1.6283 Acre Tract
Surveyed for Jerry Holland

The following described 1.6283 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 91.999 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Beginning at the centerline monument found at the centerline intersection of State Route 665 (60 ft. right-of-way) with the centerline of West Jefferson-Kiousville Road, said monument is at the northwest corner of said 91.999 acre tract;

Thence, with the centerline of said West Jefferson-Kiousville Road, South 16° 20 minutes 00 seconds West a distance of 253.81 ft. to a mag nail set in said centerline at **the true point beginning**;

Thence, across said 91.999 acre tract the following 2 new courses:

- 1) South 70° 36 minutes 25 seconds East, passing an iron pin and cap set at 17.94 ft., a total distance of 353.03 ft. to an iron pin and cap set
- 2) South 15° 39 minutes 03 seconds West a distance of 191.17 ft. to an iron pin and cap set in the north line of a 5.0001 acre tract conveyed to Christopher J. and Karrie L. Varian;

Thence, with the north line of said 5.0001 acre tract, North 73° 40 minutes 00 seconds West, passing an iron pin and cap previously set at 324.81 ft., a total distance of 354.81 ft. to a mag nail previously set in the centerline of said West Jefferson-Kiousville Road;

Thence, with the centerline of said West Jefferson-Kiousville Road, North 16° 20 minutes 00 seconds East a distance of 210.00 feet returning to **the true point of beginning** containing 1.6283 acres more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in official record 147 page 1466.


Subject to and with the benefit of a 20 ft. drainage easement that is tangent to and 20 ft. east of the east right-of-way line of said West Jefferson-Kiousville Road, and is more clearly shown on plat accompanying this legal description.

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 May 16, 2006 by James R. Cottrill registration #6858. (Job #S060507A)




James R. Cottrill, P.S.

2.0202 Acre Tract
Surveyed for Jerry Holland

The following described 2.0202 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 91.999 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Beginning at the centerline monument found at the centerline intersection of State Route 665 (60 ft. right-of-way) with the centerline of West Jefferson-Kiousville Road, said monument is at the northwest corner of said 91.999 acre tract;

Thence, with the centerline of said West Jefferson-Kiousville Road, South 16° 20 minutes 00 seconds West a distance of 788.29 ft. to a mag nail previously set in said centerline at the southwest corner of a 5.0001 acre tract conveyed to Christopher J. and Karrie L. Varian, said mag nail is also at **the true point beginning**;

Thence, with the south line of said 5.0001 acre tract, South 73° 40 minutes 00 seconds East, passing an iron pin and cap previously set at 30.00 ft., a total distance of 440.00 ft. to an iron pin and cap set;

Thence, across said 91.999 acre tract the following 2 new courses:

- 1) South 16° 20 minutes 00 seconds West a distance of 200.00 ft. to an iron pin and cap set
- 2) North 73° 40 minutes 00 seconds West, passing an iron pin and cap set at 419.02 ft., a total distance of 440.00 ft. to a mag nail set in the centerline of said West Jefferson-Kiousville Road

Thence, with the centerline of said West Jefferson-Kiousville Road, North 16° 20 minutes 00 seconds East a distance of 200.00 ft. returning to **the true point beginning** containing 2.0202 acres more or less.

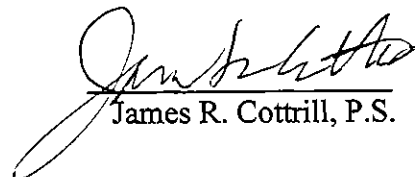
Bearings are based on the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in official record 147 page 1466.

Subject to and with the benefit of a 20 ft. drainage easement that is tangent to and 20 ft. east of the east right-of-way line of said West Jefferson-Kiousville Road, and is more clearly shown on plat accompanying this legal description.

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 May 16, 2006 by James R. Cottrill registration #6858. (Job #S060507B)


James R. Cottrill, P.S.



2.0203 Acre Tract
Surveyed for Jerry Holland

The following described 2.0203 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 91.999 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Beginning at the centerline monument found at the centerline intersection of State Route 665 (60 ft. right-of-way) with the centerline of West Jefferson-Kiousville Road, said monument is at the northwest corner of said 91.999 acre tract;

Thence, with the centerline of said West Jefferson-Kiousville Road, South 16° 20 minutes 00 seconds West a distance of 988.29 ft. to a mag nail set in said centerline at **the true point beginning**;

Thence, across said 91.999 acre tract the following 3 new courses:

- 1) South 73° 40 minutes 00 seconds East, passing an iron pin and cap set at 20.98 ft., a total distance of 440.00 ft. to an iron pin and cap set
- 2) South 16° 20 minutes 00 seconds West a distance of 200.00 ft. to an iron pin and cap set
- 3) North 73° 40 minutes 00 seconds West, passing an iron pin and cap set at 417.08 ft., a total distance of 440.00 ft. to a mite nail set in the centerline of said West Jefferson-Kiousville Road;

Thence, with the centerline of said West Jefferson-Kiousville Road, North 16° 20 minutes 00 seconds East a distance of 200.00 ft. returning to **the true point beginning** containing 2.0203 acres more or less.

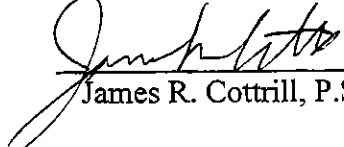
Bearings are based on the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in official record 147 page 1466.

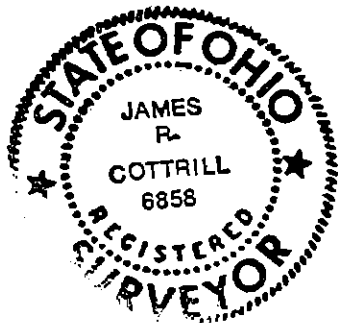
Subject to and with the benefit of a 20 ft. drainage easement that is tangent to and 20 ft. east of the east right-of-way line of said West Jefferson-Kiousville Road, and is more clearly shown on plat accompanying this legal description.

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 May 16, 2006 by James R. Cottrill registration #6858. (Job #S060507B)


James R. Cottrill, P.S.



2.0453 Acre Tract
Surveyed for Jerry Holland

The following described 2.0453 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 91.999 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Beginning at the centerline monument found at the centerline intersection of State Route 665 (60 ft. right-of-way) with the centerline of West Jefferson-Kiousville Road, said monument is at the northwest corner of said 91.999 acre tract;

Thence, with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 350.00 ft. to a point in said centerline;

Thence, across said 91.999 acre tract the following 2 new courses:

- 1) South 15° 39 minutes 03 seconds West, passing an iron pin and cap set at 24.23 ft., a total distance of 254.01 ft. to an iron pin and cap set
- 2) North 70° 36 minutes 25 seconds West, passing an iron pin and cap set at 335.09 ft., a total distance of 353.03 ft. to a mag nail set in the centerline of West Jefferson-Kiousville Road

Thence, with the centerline of said West Jefferson-Kiousville Road, North 16° 20 minutes 00 seconds East a distance of 253.81 ft. returning to the point beginning containing 2.0453 acres more or less.

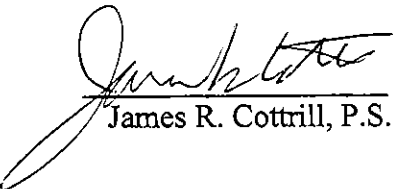
Bearings are based on the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in official record 147 page 1466.

With the benefit of a 20 ft. drainage easement that is tangent to and 20 ft. east of the east right-of-way line of said West Jefferson-Kiousville Road, and is more clearly shown on plat accompanying this legal description.

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 May 16, 2006 by James R. Cottrill registration #6858. (Job #S060507)


James R. Cottrill, P.S.

