

### DEED REFERENCE

WILLIAM PEARCE 1/6

JAMES PEARCE 1/6

AND

ROBERT PEARCE 2/3

OFFICIAL RECORD 190 PAGE 2074

Ⓐ TRACT II-PARCEL 1 65.27 ACRES

Ⓑ TRACT II-PARCEL 2 31.80 ACRES

(EXCEPTING 3.80 ACRES FOR RAILROAD)

### LEGEND

- Ⓢ 8" WOODEN FENCE POST (FOUND)
- Ⓐ 3/4" ⌀ SOLID IRON PIN (FOUND)
- 1" SOLID IRON BAR (FOUND)
- △ RECORD CORNER STONE (FOUND)
- 1" IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE R.S.#6140" (FOUND)
- 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

**COTTRILL SURVEYING, L.L.C.**

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

**74.2560 ACRES, V.M.S. 12128, JEFFERSON  
TOWNSHIP, MADISON COUNTY**

**STATE OF OHIO**

**SURVEYED FOR PEARCE**

DATE DRAWN:  
2/6/07

JOB # S070201  
F.B. # 41

SCALE : 1" = 200'

200' 100' 0 200'

CREW: MW

DWN. BY: MW

CK. BY: RC

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

DATE: 2/16/07



**74.2560± ACRES**

### NOTE

0.5630± ACRE TRACT IS TO BECOME PART OF  
AND CONTINGENT TO 74.2560± ACRE TRACT.

**STATE ROUTE 142 (60' R/W)**

POINT OF COMMENCEMENT Ⓑ

ROBERT E. PEARCE  
1.565 AC.  
OR 104/808  
1.2994± ACRES  
(BY NEW SURVEY)  
(NOT RECORDED TODATE)

KIRK K. & SUSAN K.  
MILLER  
14.336 ACRES

TRUE POINT OF BEGINNING Ⓑ

8.7836± ACRES  
65.4724± ACRES  
Ⓐ

KIRK K. & SUSAN K.  
MILLER  
DEED BOOK 187 PAGE 237  
163.708 ACRES

JAMES & ELIZABETH  
ADELSBERGER  
DEED BOOK 214 PAGE 289  
309.27 ACRES

1" PIPE UNDER  
8" WOODEN FENCE POST

**21-07**

**74.2560 Acre Tract  
Surveyed for Jim Pearce**

The following described 74.2560 tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, being all of a 65.27 acre tract (tract II, parcel 1) and part of a 31.80 acre tract (tract II, parcel 2) both tracts conveyed to William Pearce EtAl by official record 190 page 2074, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of State Route 142 (60 ft. right-of-way) said railroad spike is at the northeast corner of a 14.336 acre tract conveyed to Kirk K. and Susan K. Miller by deed book 187 page 237, said railroad spike is also at the northwest corner of a 0.5630 acre tract (not recorded todate);

Thence, with the east line of said 14.336 acre tract, South 08° 12 minutes 35 seconds West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle R. S. 6140" found at 34.42 ft. and 288.79 ft., also passing an iron pin and cap previously said in the north line of the Pennsylvania lines, LLC by deed book 237 page 255 at 614.02 ft., a total distance of 730.79 ft. to a point in the south line of said Pennsylvania railroad and at the north east corner of a 163.708 acre tract conveyed to Kirk K. and Susan K. Miller by deed book 187 page 237 and at **The True Point Beginning**;

Thence, with the south line of said Pennsylvania railroad, North 67° 06 minutes 55 seconds East a distance of 1672.43 ft. to an iron pin and cap set at the northwest corner of a 309.27 acre tract conveyed to James and Elizabeth Adelsberger by deed book 214 page 289;

Thence, with the west line of said 309.27 acre tract, South 08° 20 minutes 05 seconds West, passing the eastern corner common to said 31.80 and said 65.27 acre tracts at 299.62 ft., a total distance of 2695.77 ft. to a 1 in. solid iron bar found corner to said Miller's 163.708 acre tract;

Thence, with said 163.708 acre tract the following 2 courses:

- 1) North 81° 48 minutes 27 seconds West, passing a 1 in. diameter iron pipe found at 1426.00 ft. a total distance of 1426.25 ft. to a wooden fence post found
- 2) North 08° 12 minutes 35 seconds East, passing the western corner common to said 65.27 and said 31.80 acre tracts at 1597.26 ft., also passing an iron pin and cap set at 1824.24 ft., a total distance of 1832.47 ft. returning to **The True Point Beginning** containing 74.2560 acres more or less of which 65.4724 acres more or less is all of said 65.27 acre tract and 8.7836 acres more or less is part of said 31.80 acre tract.

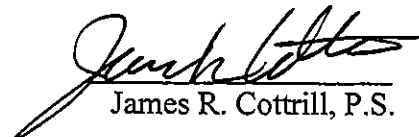
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in official record 104 page 808.

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 Feb. 6, 2007 by James R. Cottrill registration #6858. (Job #S070201)



  
James R. Cottrill, P.S.