

**WEST JEFFERSON-KIOUSVILLE ROAD
(T-22 45' R/W)**

STATE ROUTE 665 (60' R/W)

4.3001± ACRES

4.4757± ACRES

4.4862± ACRES

4.6102± ACRES

DEED REFERENCE
JERRY L. Sr. & VICKI S. HOLLAND
OFFICIAL RECORD 147, PAGE 1466
84.2857 ACRES
TRACT 1
100 ACRES (ORIGINAL)

LEGEND

- Ⓜ MADISON COUNTY MONUMENT BOX (FOUND)
- Ⓢ MAG NAIL (PREVIOUSLY SET) OVER IRON PIN (FOUND)
- P.K. NAIL (FOUND)
- ⦶ 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: 4/12/07

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:
4/6/07
JOB #S070402
F. B. #40

SCALE : 1" = 100'
100' 50' 0 100'

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

43-07

4.3001 Acre Tract
Surveyed for Jerry Holland

The following described 4.3001 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 84.2857 acre tract (100 original acre tract) conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Commencing 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 (Township Road 22)(45 ft. right-of-way), said monument is at the northwest corner of a 2.0453 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 220 page 1736;

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 at the northeast corner of said 2.0453 acre tract and **The True Point Beginning**;

Thence, continuing with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 443.09 ft. to a point in said centerline;

Thence, across said 100 original acre tract the following 2 new courses:

- 1) South 19° 23 minutes 29 seconds West, passing an iron pin and cap set at 24.65 ft., a total distance of 440.01 ft. to an iron pin and cap set
- 2) North 70° 36 minutes 35 seconds West, a distance of 98.35 ft. to a to an iron pin and cap set in the east line of a 5.0001 acre tract conveyed to Christopher J. and Karrie L. Varian by official record 126 page 1624;

Thence, with said 5.0001 acre tract the following 2 courses:

- 1) North 15° 57 minutes 58 seconds East a distance of 12.62 ft. to an iron pin and cap previously set
- 2) North 73° 40 minutes 00 seconds West a distance of 315.39 ft. to an iron pin and cap previously set at the southeast corner of a 1.6283 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 220 page 1733

Thence, with the east line of said 1.6283 and said 2.0453 acre tracts, North 15° 39 minutes 03 seconds East, passing an iron pin and cap previously set at the eastern corner common to said tracts at 191.17 ft. also passing an iron pin and cap previously set at 420.95 ft., a total distance of 445.18 ft. returning to **The True Point Beginning** containing **4.3001 Acres** more or less.

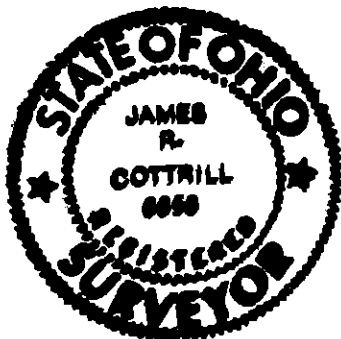
Bearings are based on the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in official record 147 page 1466.

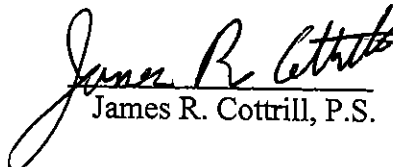
Subject to and with the benefit of both 20 ft. Drainage Easements as shown on plat accompanying this legal description.

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 April 10 , 2007 by James R. Cottrill registration #6858. (Job #S070402)




James R. Cottrill, P.S.

4.4757 Acre Tract
Surveyed for Jerry Holland

The following described 4.4757 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 84.2857 acre tract (100 original acre tract) conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Commencing 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 (Township Road 22)(45 ft. right-of-way), said monument is at the northwest corner of a 2.0453 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 220 page 1736;

Thence, with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 793.09 ft. to a point in said centerline and **The True Point Beginning**;

Thence, continuing with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 443.09 ft. to a point in said centerline;

Thence, across said 100 original acre tract the following 3 new courses:

- 1) South 19° 23 minutes 29 seconds West, passing an iron pin and cap set at 25.10 ft., a total distance of 440.01 ft. to an iron pin and cap set
- 2) North 70° 36 minutes 35 seconds West, a distance of 443.09 ft. to a to an iron pin and cap set
- 3) North 19° 23 minutes 29 seconds East, passing an iron pin and cap set at 415.35 ft., a total distance of 440.01 ft. returning to **The True Point Beginning** containing 4.4757 Acres more or less.

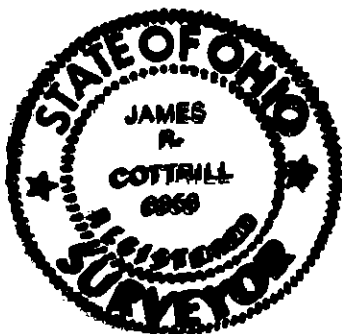
Bearings are based on the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in official record 147 page 1466.

Subject to and with the benefit of both 20 ft. Drainage Easements as 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 April 10 , 2007 by James R. Cottrill registration #6858. (Job #S070402A)




James R. Cottrill, P.S.

4.4862 Acre Tract
Surveyed for Jerry Holland

The following described 4.4862 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 84.2857 acre tract (100 original acre tract) conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Commencing 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 (Township Road 22)(45 ft. right-of-way), said monument is at the northwest corner of a 2.0453 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 220 page 1736;

Thence, with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 1236.18 ft. to a point in said centerline and **The True Point Beginning**;

Thence, continuing with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 445.21 ft. to a point in said centerline;

Thence, across said 100 original acre tract the following 3 new courses:

- 1) South 19° 40 minutes 23 seconds West, passing an iron pin and cap set at 26.50 ft., a total distance of 440.01 ft. to an iron pin and cap set
- 2) North 70° 36 minutes 35 seconds West, a distance of 443.05 ft. to a to an iron pin and cap set
- 3) North 19° 23 minutes 29 seconds East, passing an iron pin and cap set at 414.90 ft., a total distance of 440.01 ft. returning to **The True Point Beginning** containing 4.4862 Acres more or less.

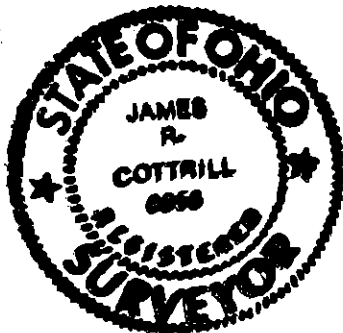
Bearings are based on the centerline of West Jefferson-Kiousville Road (North 16° 20 minutes East) as described in official record 147 page 1466.

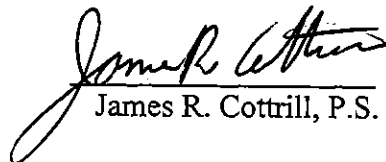
Subject to and with the benefit of a 20 ft. Drainage Easements as shown on plat accompanying this legal description.

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 April 10 , 2007 by James R. Cottrill registration #6858. (Job #S070402B)




James R. Cottrill, P.S.

4.6102 Acre Tract
Surveyed for Jerry Holland

The following described 4.6102 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 84.2857 acre tract (100 original acre tract) conveyed to Jerry L. Sr. and Vicki S. Holland by official record 147 page 1466, and being more particularly described as follows:

Commencing 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 (Township Road 22)(45 ft. right-of-way), said monument is at the northwest corner of a 2.0453 acre tract conveyed to Jerry L. Sr. and Vicki S. Holland by official record 220 page 1736;

Thence, with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 1681.39 ft. to a point in said centerline and **The True Point Beginning**;

Thence, continuing with the centerline of said State Route 665, South 70° 36 minutes 35 seconds East a distance of 440.94 ft. to a mag nail previously set over an iron pin found at the northwest corner of a 20.248 acre tract conveyed to Countrytyme, Grove City, Ltd. by official record 221 page 2599;

Thence, with the west line of said 20.248 acre tract, South 15° 39 minutes 03 seconds West, passing an iron pin and cap set at 19.98 ft., a total distance of 440.94 ft. to an iron pin and cap set;

Thence, across said 100 original acre tract the following 2 new courses:

- 1) North 70° 36 minutes 35 seconds West, a distance of 471.87 ft. to an iron pin and cap set
- 2) North 19° 40 minutes 23 seconds East, passing an iron pin and cap set at 413.50 ft., a total distance of 440.01 ft. returning to **The True Point Beginning** containing **4.6102 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.

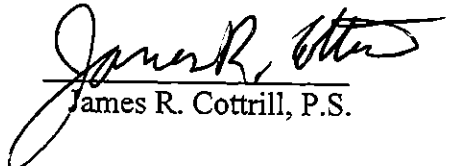
Subject to and with the benefit of a 20 ft. Drainage Easements as shown on plat accompanying this legal description.

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 April 10 , 2007 by James R. Cottrill registration #6858. (Job #S070402C)




James R. Cottrill, P.S.