

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
- ⊙ 5" METAL FENCE POST (FOUND)
- 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RL 6106" (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 1" Ø IRON PIPE (FOUND)
- △ 5/8" IRON PIN (FOUND)
- ▲ 1/2" IRON PIN (FOUND)
- ⬮ RAILROAD SPIKE (SET)
- MAGNETIC NAIL (FOUND)
- P K NAIL (FOUND)
- ⬮ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬮ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

NOTE

0.3133± ACRE TRACT IS TO BECOME PART OF
AND CONTINGENT TO JOSLIN'S 1.2460± ACRE TRACT

JAY D. & MARGARET H.
JOSLIN (TRUSTEES)
OR 223, P 365
1.2460± ACRES

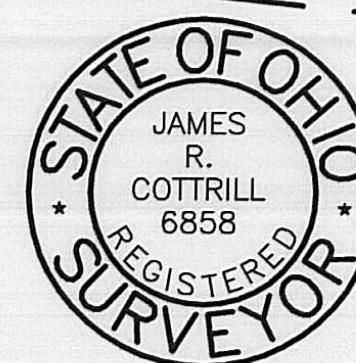
JAY D. & MARGARET H.
JOSLIN (TRUSTEES)
OR 223, P 365
1.2460± ACRES

DEED REFERENCE
DAVID J. & MICHELLE
JOSLIN
OR 190 P 1341
1.7898± ACRES

WILLIAM T. & DONNA B.
HOPKINS
OFFICIAL RECORD 124 PAGE 828
3.012 ACRES

V.M.S. 12140
V.M.S. 4685

V.M.S. 12595/12596
V.M.S. 4685



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

DATE: 2/16/07

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

0.3133± ACRES, VMS 12595/12596,
PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PEG JOSLIN

DATE DRAWN:
2/12/07
JOB #S070202
F. B. #40

SCALE: 1" = 40'
40' 20' 0 40'

CREW: MW
DWN. BY: RC
CHK. BY:

76-07

0.3133 acres
Surveyed for Peg Joslin

The following described 0.3133 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12595/12596, and being part of a 1.7898 acre tract conveyed to David J. and Michelle Joslin by official record 190 Page 1341, and being more particularly described as follows:

Beginning at a 1 in. diameter iron pipe found at the north east corner of said 1.7898 acre tract, also at the north west corner of a 1.2460 acre tract conveyed to Jay D. and Margaret H. Joslin (trustees) by official record 223 page 365, said iron pin and cap is also in the south line of a 16.868 acre tract conveyed to John H. and Rose M. Kennedy by deed book 269 page 476;

Thence, with the line between said 1.7898 and said 1.2460 acre tracts, South 15° 57 minutes 44 seconds West, passing a 1/2 inch diameter iron pin found at 120.15 ft., a total distance of 205.06 ft. to an iron pin and cap previously set in the north line of a 3.012 acre tract conveyed to William T. and Donna B. Hopkins by official record 124 page 828;

Thence, with the north line of said 3.012 acre tract, North 63° 36 minutes 17 seconds West a distance of 68.73 ft. to a 5/8 inch diameter rebar and red plastic caps stamped "McCarty and Assoc" found;

Thence, with the new line across said 1.7898 acre tract, North 15° 19 minutes 47 seconds East, passing an iron pin and cap set at 72.62 ft., a total distance a 192.62 ft. to an iron pin and cap set in the south line of said Kennedy's 16.868 acre tract;

Thence, with the south line of said 16.868 acre tract, South 74° 02 minutes 37 seconds East a distance of 69.72 ft. returning to the point beginning containing **0.3133 acres** more or less.

The hereinabove described 0.3133 acre tract is to become part of and contingent to Joslin's 1.2460 acre tract.

Subject to and with the benefit of a 20 foot ingress/egress/utility easement as shown on plat accompanying this legal description and describes separately.

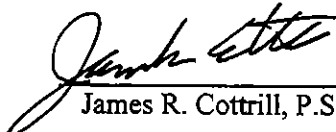
Bearings are based on the centerline of State Route 207 (North 04 deg. 45 min. East) as described in Volume 292 Page 384.

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 6858."

This description is based on a field survey performed February 12, 2007 by James R. Cottrill registration #6858. (Job # S070202)




James R. Cottrill, P.S.