

OLD XENIA ROAD (50' R/W) (CR 12)

R/W

R/W

S 84°30'00" E 439.31'

BEARINGS BASED ON THE CL OF OLD XENIA ROAD (S84°30'00"E)
AS DESCRIBED IN DEED BOOK 140 PAGE 341.

@469.65'

@29.29'

N 07°45'26" E 506.74'

5.4122± ACRES

S 01°48'47" W 507.39'

WAYNE P. PRICE ETAL
OR 228 P 2015
62.38 ACRES

DEED REFERENCE
BOARD OF EDUCATION
OF THE
MADISON RURAL SCHOOL DISTRICT
DB 140 P 341
13.00 ACRES

N 84°30'01" W 491.90'

DAVID E. ROBERTS
OR 202 P 1182
21.52 ACRES

LEGEND

- MAG NAIL (SET)
- IRON PIN (FOUND)
- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "ELSWICK RS 6395" (FD.)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (SET)



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

**5.4122± ACRES, VMS 4387,
UNION TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR BOARD OF EDUCATION.**

DATE DRAWN: 3/04/08	SCALE: 1" = 50'	CREW: MW, NC
JOB #S080211	50' 25' 0 50'	DWN. BY: RC
F. B. # 40		CK. BY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 3/5/08

36-08

**5.4122 Acre Tract
Surveyed for Board of Education**

The following described **5.4122 Acre** tract is situated in the State of Ohio, Madison County, Union Township, VMS 4387, and being part of a 13.00 acre tract conveyed to the Board of Education of the Madison Rural School District by Deed Book 140, page 341, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of old Xenia Road (50 ft. right-of-way)(County Road 12), said iron pin is at the northeast corner of said 13.00 acre tract and the north west corner of a 62.38 acre tract conveyed to Wayne P. Price et al. by Official Record 228 page 2015;

Thence, with the west line of said 62.38 acre tract, **South 01 degree 48 minutes 47 seconds West**, passing an iron pin and cap set at 29.29 ft., a total distance of **507.39 ft.** to a 5/8 inch diameter rebar and yellow plastic caps stamped "Elswick R. S. 6395" found at the northeast corner of a 21.52 acre tract conveyed to David E. Roberts by Official Record 202 page 1182;

Thence, with the north line of said 21.52 acre tract, **North 84° 30 minutes 01 seconds West** a distance of **491.90 ft.** to an iron pin and cap set;

Thence, with a new line across said 13.00 acre tract, **North 07° 45 minutes 26 seconds East**, passing an iron pin and cap set at 469.65 ft., a total distance of **506.74 ft.** to a mag nail set in the centerline of said old Xenia Road;

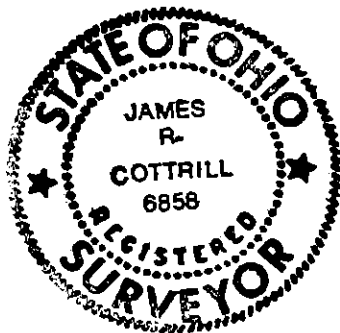
Thence, with the centerline of said old Xenia Road, **South 84° 30 minutes 00 seconds East** a distance of 439.31 ft. returning to the point beginning containing **5.4122 Acres** more or less.

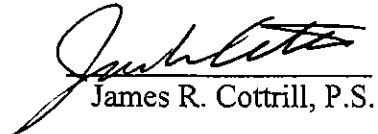
Bearings are based on the centerline of old Xenia Road (South 84° 30 minutes East) as described in Deed Book 140 page 341.

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 March 5, 2008 by James R. Cottrill registration #6858. (Job #S080211)




James R. Cottrill, P.S.