

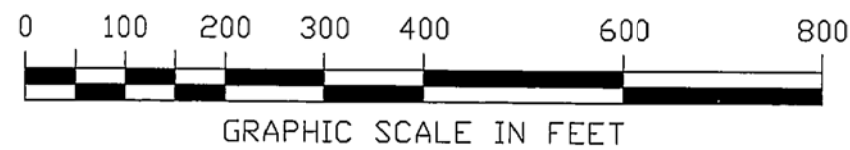
GRANTORS' DEED RECORDED IN:

MADISON CO. OFFICIAL RECORD 31, PAGE 35 &
FAYETTE COUNTY OFFICIAL RECORD 182, PAGE 898

SURVEY PLAT OF PART OF THE LANDS OF
**ZORA K. GORDIN (LIFE ESTATE), BARBARA COTTRELL,
BETTY WALLS & SHERRI FROST**
VMS 5993
STOKES TOWNSHIP, MADISON COUNTY &
JEFFERSON TOWNSHIP, FAYETTE COUNTY
OHIO



SCALE 1" = 200'



- MONUMENT LEGEND —
- Iron Pin (fd) size per plan
 - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
 - ⊙ Iron Pipe (fd) OD size per plan
 - ⊠ Stone (fd)
 - ▲ Railroad Spike (fd)
 - △ Railroad Spike (set)
 - ⊕ Mag Nail (set)
 - ⊞ Concrete Monument (fd)
 - PK or Mag Nail (fd)
 - ⊗ Post (fnd) size per plan
 - ⊕ Bolt (fd)

NOTE: Bearings used are based on NAD 83 (1995) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid Distances. To obtain Ground Distances, divide Grid Distances by the combined factor of 0.999900251471.

Monuments found or set are in good condition unless otherwise labeled.

Deeds & Survey Records as noted on drawing are source data for this survey.



R. Douglas Sutton
R. DOUGLAS SUTTON
OHIO PROFESSIONAL SURVEYOR 7124

77-08



Clinco & Sutton
SURVEYORS
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WILMINGTON, OH 45177

JOB NO. 2008/08016
DRWG NO. 08016
DATE: JUNE 2008

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Description of a
11.011 acre tract for
Zora K. Gordin
July 16, 2008

Situated in Stokes Township, Madison County & Jefferson Township, Fayette County, Ohio Virginia Military Survey Number 5993, and being part of the remaining part of a 350.85 acre tract as conveyed by deed to Zora K. Gordin (Life Estate), Barbara Cottrell, Betty Walls & Sherri Frost as recorded in Madison County Official Record 31, Page 35 and Volume 182, Page 898 of the Fayette County Official Records and being more particularly described as follows:

Commencing for reference at a PK nail found at the intersection of the centerlines of Curry Road and Pleasant View Road;

thence with the centerline of Curry Road N 84°05'14" W 1593.68' to a mag nail set marking the True point of Beginning for this tract herein described;

thence by new division line through the Grantors' lands S 5°10'03" W (passing an iron pin set at 25.00' and passing the Madison-Fayette County line at 265.32') 951.69' to an iron pin set;

thence N 84°27'11" W 508.96' to an iron pin set;

thence N 5°51'45" E (passing the Madison-Fayette County line at 684.52' and an iron pin set at 929.86') 954.86' to a mag nail set in the centerline of Curry Road;

thence with the centerline of Curry Road S 84°05'14" E 497.41' to the True Point of Beginning containing 11.011 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

Together with a 10' wide gas line easement (5' wide on each side of centerline as shown) as depicted on the survey record of which this legal description is apart.


This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in June, 2008.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (1995) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances based upon Grid Distances. To obtain Ground Distances, divide the Grid Distance by the combined scale factor. The combined scale factor is 0.999900251471.

Recorded in Volume ____, Page ____ of the Madison County Surveyor's Records.

Recorded in Volume ____, Page ____ of the Fayette County Surveyor's Records.

Prepared by: 
R. Douglas Sutton, P.S.
Ohio Professional Surveyor