

**DEED REFERENCE**  
**GARY D. & MARY P. PEART**  
**OFFICIAL RECORD 203 PAGE 361**  
**137.705 ACRES (REMAINING)**  
**(ORIGINAL 139.90 ACRES)**

**LEGEND**

- 3/4" IRON PIPE (FOUND)
  - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
  - DIA. SOLID IRON PIN (FOUND)
  - △ 8" WOODEN FENCE POST (FOUND)
  - ▲ 10" WOODEN FENCE POST (FOUND)
  - ⊙ MAG NAIL (SET) OVER IRON PIN (FOUND)
  - MAG NAIL (SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

V.M.S. 4513

V.M.S. 4387

DAVID A. & KATHLEEN E. HUSEK  
 DEED BOOK 243 PAGE 5  
 2.195 ACRES

MICHAEL D. & TAMARA L. CLEVINGER  
 DEED BOOK 296 PAGE 379  
 2.500 ACRES

STEPHEN L. & NANCY CREAMER  
 DEED BOOK 292 PAGE 789  
 72.626 ACRES



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

DATE: 5/18/09

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

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

**6.0789 ACRES, V.M.S. 4513**  
**UNION TWP., MADISON COUNTY**  
**STATE OF OHIO**  
**SURVEYED FOR JOHN TOOPS**

DATE DRAWN: 5/13/09  
 JOB # S090506  
 F. B. #42

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

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

19-09

6.0789 Acre Tract  
Surveyed for John Toops

The following described 6.0789 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, and being part of a 137.705 acre tract conveyed to Gary D. and Mary P. Peart by Official Record 203 page 361, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of Roberts Mill Road (County Road 13)(50 ft. right-of-way), said mag nail is at the northwest corner of a 2.195 acre tract conveyed to David A. and Kathleen E. Husek by Deed Book 243 page 5;

Thence, with the centerline of said Roberts Mill Road and a new line across said 137.705 acre tract, North 14° 51 minutes 53 seconds East a distance of 508.51 ft. to a mag nail set;

Thence, across said 137.705 acre tract the following 2 new courses:

- 1) South 83° 24 minutes 05 seconds East, passing a ¾" diameter iron pipe found at 20.11 ft., a total distance of 337.97 ft. to an iron pin and cap set
- 2) South 03° 24 minutes 41 seconds West a distance of 841.34 ft. to an iron pin and cap set in the north line of a 72.626 acre tract conveyed to Stephen L. and Nancy Creamer by Deed Book 292 page 789, said iron pin and cap is also in the line between VMS 4513 and 4387

Thence, with said VMS line, North 86° 03 minutes 00 seconds West, passing a ¾ inch diameter iron pipe found at the north east corner of a 2.500 acre tract conveyed to Michael D. and Tamara L. Clevenger are by Deed Book 296 page 379 at 65.59 ft., a total distance of 213.46 ft. to a 10 in. diameter wood fence post found at the southeast corner of said 2.195 acre tract;

Thence, with said 2.195 acre tract the following 2 courses:

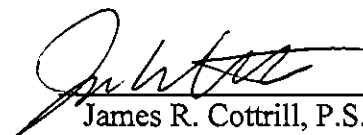
- 1) North 07° 32 minutes 38 seconds East a distance of 342.30 ft. to an 8 in. wood fence post found
- 2) North 82° 23 minutes 18 seconds West, passing an 8 in. diameter wood fence post found at 225.98 ft., a total distance of 250.32 ft. returning to the point beginning containing 6.0789 Acres more or less.

Bearings are based on the south line of said 137.705 acre tract (North 86° 03 minutes West) as described in Official Record 203 page 361.

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 May 15, 2009 by James R. Cottrill registration #6858. (Job #S090506)

  
James R. Cottrill, P.S.

