

BEARINGS BASED ON THE C. OF S.R. 29 (S 54°53'E)  
AS DESCRIBED IN D.B. 158 PG. 649.

COUNTY LINE SCALED FROM MADISON  
COUNTY TAX MAP

LINE#	BEARING	DISTANCE
L1	N 25°15'45" E	60.08'
L2	N 25°15'45" E	226.00'
L3	N 25°15'45" E	226.00'
L4	N 25°15'45" E	200.00'
L5	N 25°15'45" E	338.27'
L6	S 25°15'45" W	35.13'
L7	S 25°15'45" W	226.00'
L8	S 25°15'45" W	226.00'
L9	S 47°44'20" E	61.81'

**DEED REFERENCE**

FLORENCE CLEMANS  
D.B. 158 PG. 649

- (A) 184.41 AC.
- (B) 147.69 AC.
- (C) 37.95 AC.

**LEGEND**

- 2" # IRON FENCE POST (FOUND)
  - WOOD FENCE POST FOUND
  - IRON PIN (FOUND)
  - △ RAILROAD RAIL FENCE POST (FOUND)
  - RAIL ROAD SPIKE (SET)
  - MAG. NAIL (SET)
  - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

REVISED 10/20/08

**JAMES R. COTTRILL P.S.**

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

PLAT OF  
**LOT SPLITS, VMS 6645, 7230, & 4674,  
GOSHEN TOWNSHIP/CHAMPAIGN CO.,  
SOMERFORD TOWNSHIP/ MADISON  
COUNTY, STATE OF OHIO.**

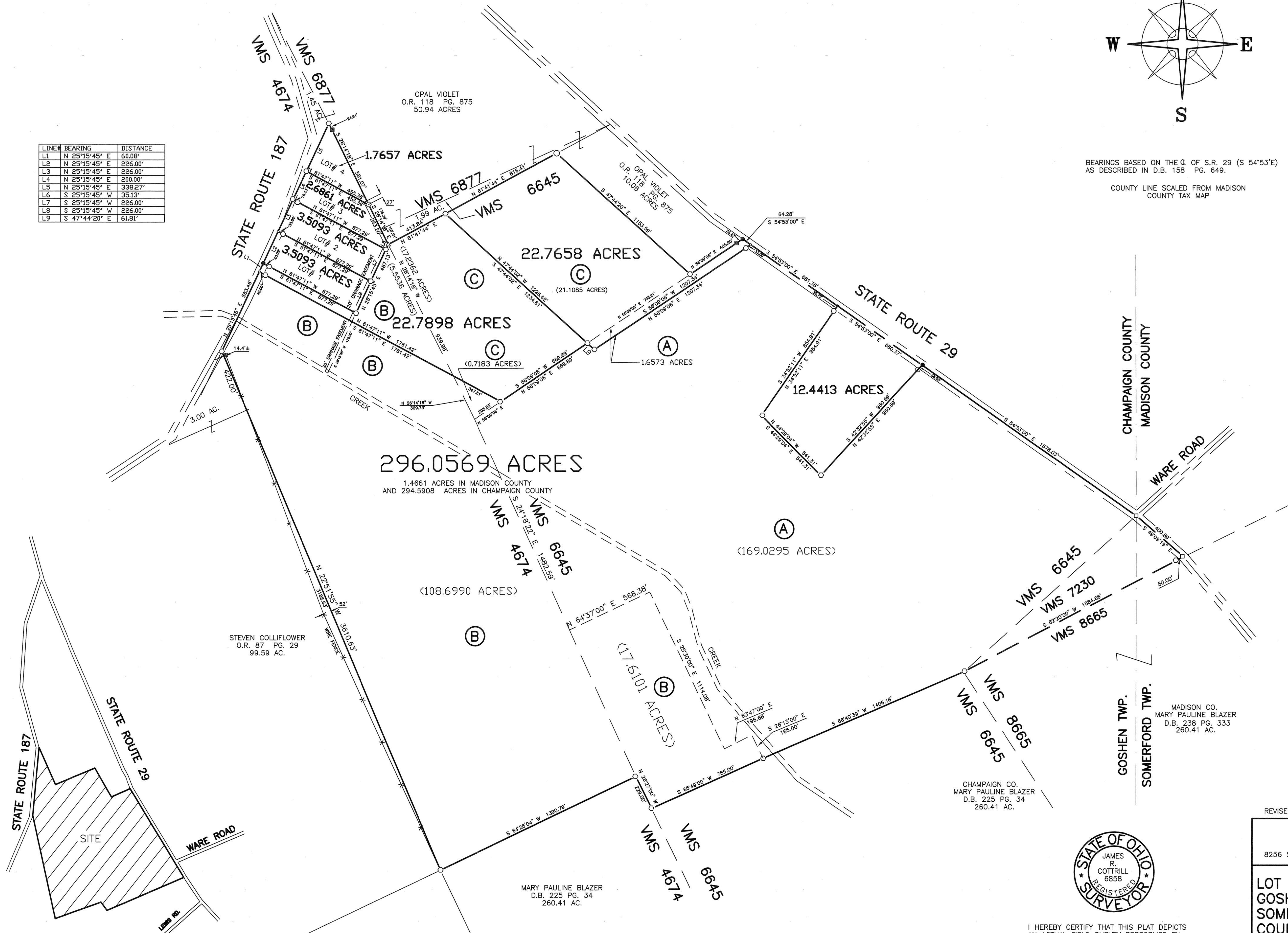
DATE:  
10-29-96  
JOB#S961015A  
F.B. #14

SCALE: 1" = 300'  
300' 150' 0' 300'



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

DATE: 10/21/08



**VICINITY MAP**  
N.T.S.

Surveyor's Affidavit

State of Ohio

Received: \_\_\_\_\_

Time: \_\_\_\_\_

Recorded: \_\_\_\_\_

Official Record: \_\_\_\_\_, Page: \_\_\_\_\_

Counter Recorder ss:

James R. Cottrill, being first duly sworn, disposes and says that he is a registered Professional Surveyor under the laws of the State of Ohio, being Professional Survey number 6858 and that he is making this affidavit for the purpose of correcting the description to a certain real estate situated in Somerford Township, Madison County, Ohio, presently owned by Robert E. Withrow by virtue of a Warranty Deed recorded in Official Record 108, page 2398 of the Madison County Recorder's Office.

The corrected description being as follows with corrections in bold lettering and underlined:

SEE EXHIBIT "A" ATTACHED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*James R. Cottrill*  
James R. Cottrill, P.S.#6858

\_\_\_\_\_  
\_\_\_\_\_

State of Ohio,  
Madison County, SS:

BE IT REMEMBERED, that on this 20 day of October, 2008, before me, said the subscriber, a Notary Public in and for said County and State, personally came the above named James R. Cottrill, the maker of the foregoing affidavit, and acknowledge the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the \_\_\_\_\_ day and year last aforesaid.

*Jennifer L. Harrod*  
Notary Public,



JENNIFER L. HARROD  
Notary Public, State of Ohio  
My Commission Expires  
03-13-2008

RECORDER:

Please cross reference to official record volume \_\_\_\_\_, page \_\_\_\_\_ in the absence of the deed records of \_\_\_\_\_ County Ohio.

This instrument was prepared by James R. Cottrill.

**EXHIBIT "A"**

**296.0569 Acre Tract  
Surveyed for Florence Clemans**

The following described 296.0569 acre tract is situated in the State of Ohio, Somerford Township in Madison County, and Goshen Township in Champaign County, VMS 6645, 7230, and 4674, and being part of a 184.41 acre tract, also part of a 147.69 acre tract, and also part of a 37.95 acre tract, all three tracts are conveyed to Florence Clemans by Deed Book 158 page 649, and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of State Route 29 with the centerline of Ware Road, said iron pin is also in the line between Champaign and Madison County;

Thence, with the centerline of said State Route 29, South 49° 09 minutes 19 seconds East a distance of 400.89 ft. to an iron pin found at the northernmost corner of a 260.41 acre tract conveyed to Mary Pauling Blazer by Deed Book 238 page 333 (Madison County) and Deed Book 225 page 34 (Champaign County);

Thence, with the northern line of said 260.41 acre tract, the following five courses:

- 1) South 62° 20 minutes 00 seconds West, passing an iron pin and cap set at 50.00 ft., a total distance of 1584.66 ft. to an iron pin and cap set corner of to VMS 6645, 7230, and 8665
- 2) South 66° 40 minutes 39 seconds West, a distance of 1406.18 ft. to an iron pin and cap set at the southernmost corner common to said 184.41 and 147.69 acre tracts
- 3) South 65° 49 minutes 00 seconds West a distance of 785.00 ft. to an iron pin and cap set in the line between VMS 6645 and 4674
- 4) North 26° 27 minutes 00 seconds West, with said VMS line, a distance of 229.00 ft. to an iron pin and cap set
- 5) South 64° 28 minutes 04 seconds West a distance of 1390.79 ft. to an iron pin and cap set at the northeast corner of a 225.99 acre tract conveyed to Audrey Clemans by Official Record 466, page 99, said iron pin and cap is also at the southeast corner of a 99.59 acre tract conveyed to Stephen Colliflower by Official Record 87 page 29;

Thence, with the east line of said 99.59 acre tract, North 22° 51 minutes 55 seconds West, passing the easternmost corner of a 3 acre tract conveyed to Stephen Colliflower by Official Record 87 page 29 at 3188.63 ft., a total distance of 3610.63 ft. to an iron pin and cap set approximately 2 ft. east of the edge of pavement of State Route 187, said iron pin and cap is also at the northernmost corner of said 3 acre tract and the westernmost corner of said 147.69 acre tract;

Thence, with the west line of said 147.69 acre tract, North 25° 15 minutes 45 seconds East a distance of 563.46 feet to a mag nail set near the centerline of State Route 187;

Thence, across said 147.69 acre tract, South 61° 47 minutes 11 seconds East, passing an iron pin and cap set at 40.00 ft., also passing the line between said 147.69 acre and 37.95 acre tracts, being the line between VMS 6645 and 4674 at 1413.91 ft., a total distance of 1761.42 ft. to an iron pin and cap set in the line between said 37.95 and 184.41 acre tracts;

Thence, with said line, North 56° 09 minutes 06 seconds East a distance of 669.89 ft. to an iron pin and cap set in said line;

Thence, across said 184.41 acre tract the following 2 courses:

- 1) South 47° 44 minutes 20 seconds East a distance of 61.81 ft. to an iron pin and cap set

- 2) North 56° 09 minutes 06 seconds East, passing an iron pin and cap set at 1174.34 ft., a total distance of 1207.34 ft. to a mag nail set in the centerline of said State Route 29;

Thence, with said centerline, South 54° 53 minutes 00 seconds East a distance of 681.36 feet to a mag nail set in said centerline;

Thence, across said 184.41 acre tract the following 3 new courses:

- 1) South 34° 52 minutes 11 seconds West, passing an iron pin and cap set at 36.72 ft., a total distance of 854.91 ft. to an iron pin and cap set
- 2) South 44° 29 minutes 04 seconds East a distance of 541.31 ft. to an iron pin and cap set
- 3) North 42° 32 minutes 55 seconds East, passing an iron pin and cap set at 924.69 ft., a total distance of 960.69 ft. to a railroad spike set in said centerline;

Thence, with said centerline, South 54° 53 minutes 00 seconds East a distance of 1678.03 ft. returning to the point of beginning containing 296.0569 Acres more or less, of which 1.4661 acres is in Madison County and 294.5908 acres is in Champaign County, also 169.0295 acres is part of said 184.41 acre tract, and 0.7183 acres is part of said 37.95 acre tract, and 126.3091 acres is part of said 147.69 acre tract.

Subject to and with the benefit of a the following described 20 ft. Drainage Easement, said easement is 20 ft. right of and tangent to the following described baseline: Beginning at a point in the line between VMS 6877 and 4674 said line between 50.94 acre tract conveyed to Opal Violet by Official Record 118 page 875 and said 147.69 acre tracts, said point bears North 26° 14 minutes 18 seconds East a distance of 310.20 ft. from an iron railroad rail fence post found at the northwest corner of said Clemans 37.95 acre tract, also being the southernmost corner of a 1.99 acre tract conveyed to Opal Violet by Official Record 118 page 875;

Thence, with the line between said VMS, South 26° 14 minutes 18 seconds East, passing an iron pin and cap set at 27.00 ft., also passing the western corner common to VMS 6877 and 6645 at 202.29 ft., a total distance of 283.20 ft. to an iron railroad rail fence post previously described;

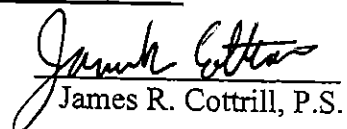
Thence, across said 147.69 acre tract, South 25° 15 minutes 45 seconds West, passing an iron pinning cap set at 35.13 ft., also passing an iron pin and cap set at 261.13 ft., also passing another iron pin and cap set at 487.13 ft., a total distance of 907.13 ft. to a point in the centerline of the small stream, said point also being the southern terminus of said 20 ft. drainage easement.

Bearings are based on the centerline of State Route 29 (South 54° 53 minutes East) as described in Deed Book 158 page 649.

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 October 29, 1996 by James R. Cottrill registration #6858. (Job #S961015A) revised October 17, 2008

  
James R. Cottrill, P.S.

