

VMS 5064
VMS 5747

60' INGRESS/EGRESS EASEMENT

POB

DEED REFERENCE

ROGENE C. & DOROTHY A.
LEHMAN
OFFICIAL RECORD 17 PAGE 868
Ⓐ 3.000 ACRES

JOHN W. & WINONA P.
PURDUM
OFFICIAL RECORD 69 PAGE 1009
111.697 ACRES

IRENE PURDUM BERNIER
OFFICIAL RECORD 17 PAGE 1870
2.000 ACRES

1.0000± ACRES
Ⓐ

NOTE

1.0000± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO
PURDUM'S 111.697 ACRE TRACT.

LEGEND

- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- 5/8" # REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

SPRING FORK

JOHN W. & WINONA P.
PURDUM
OFFICIAL RECORD 69 PAGE 1009
84.097 ACRES



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

DATE: _____

COTTRILL SURVEYING, L.L.C.

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

1.0000 ACRE, V.M.S. 5747
MONROE TOWNSHIP, MADISON COUNTY
STATE OF OHIO
SURVEYED FOR DOROTHY LEHMEN

DATE DRAWN:
3/31/09
JOB # S090308
F. B. #42

SCALE: 1" = 50'
50' 25' 0 50'

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

15-10

1.0000 Acre Tract
Surveyed for Dorothy Lehman

The following described 1.0000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, being part of a 3.000 acre tract conveyed to Rogene C. and Dorothy A. Lehman by Official Record 17 page 868, and being more particularly described as follows:

Beginning at an iron pin and cap previously set at the northeast corner of said 3.000 acre tract, also corner to a 111.697 acre tract conveyed to John W. and Winona P. Purdum by Official Record 69 page 1009;

Thence, with said 3.000 acre tract the following 3 courses:

- 1) South 02° 46 minutes 00 seconds East a distance of 389.88 ft. to an iron pin and cap previously set
- 2) South 87° 14 minutes 00 seconds West a distance of 263.84 ft. to a point in Spring Fork at the southeast corner of a 2.000 acre tract conveyed to Irene Purdum Bernier by Official Record 17 page 1870
- 3) North 02° 46 minutes 00 seconds West, with the east line of said 2.000 acre tract, passing an iron pin and cap previously set at 27.25 ft., a total distance of 121.00 ft. to an iron pin and cap set

Thence, across said 3.000 acre tract the following 2 new courses:

- 1) North 80° 32 minutes 16 seconds East a distance of 227.16 ft. to an iron pin and cap set
- 2) North 00° 24 minutes 54 seconds East a distance of 242.77 ft. to an iron pin and cap set in the north line of said 3.000 acre tract;

Thence, with the north line of said 3.000 acre tract, North 87° 14 minutes 00 seconds East a distance of 24.76 ft. returning to the point beginning containing **1.0000 Acres** more or less.

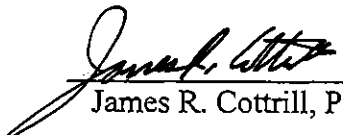
The hereinabove described 1.0000 acre tract is to become part of and contingent to Purdum's 111.697 acre tract.

Bearings are based on the south line of Arthur Bradley Road (North 87° 14 minutes 00 seconds East) as described in Official Record 17 page 868.

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 31, 2009 by James R. Cottrill registration #6858. (Job #S090308)


James R. Cottrill, P.S.

