

3.5215± ACRES

HARRY L & CRUZ
WILLIAMS
DEED BOOK 295 PAGE 221
2.105 ACRES

PAUL WILLIAM & KRISTINE WEBER JT LIVES
SCHUMACHER
OR 55 P 71
7.892 ACRES

MARTHA J. ADAMS
O R 155 P 2175
5.862 ACRES

DEED REFERENCE
RALPH L Jr. & MARY K.
PARSONS
DEED BOOK 222 PAGE 376
Ⓐ 48.173 ACRES

TIMOTHY J. Sr. & CONNIE K.
BALL
DEED BOOK 264 PAGE 115
2.532 ACRES

LEGEND

- 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "JAM" (FOUND)
- Ⓣ 3/4" IRON TEE BAR (FOUND)
- IRON PIN (FOUND)
- ⓐ 1/2" IRON PIPE (FOUND)
- 3/4" CONDUIT AND YELLOW PLASTIC CAP STAMPED "R.L. BAKER 5539"(FOUND)
- ⦶ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

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



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

James R. Cottrill DATE: 7/20/09

COTTRILL SURVEYING, L.L.C.

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

3.5215 ACRES, V.M.S. 2445
JEFFERSON TOWNSHIP, MADISON COUNTY
STATE OF OHIO
SURVEYED FOR CHIP PARSONS

DATE DRAWN: 7/15/09	SCALE: 1" = 50'	CREW: MW
JOB # S090609	50' 25' 0 50'	DWN. BY: MW
F. B. # 42		CK. BY: RC

31-10

OLMSTEAD ROAD (CR-51) (50' R/W)

V.M.S. 2445

V.M.S. 6299

SANITARY LEACHING AREA
100.00'
(EXISTING)
60' EASEMENT

N 74°47'38" E 447.87'

S 55°40'00" W 872.49'

N 83°04'06" E 481.80'

S 12°50'04" E 47.52'

48.69'

N 22°45'59" W 132.20'

110.61'

@192.08'

@336.09'

@23.34'

N 32°29'08" W 263.72'

@847.80'

3.5215 Acre Tract
Surveyed for Chip Parsons

The following described 3.5215 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2445, being part of a 48.173 acre tract conveyed to Ralph L. Jr. and Mary K. Parsons in Deed Book 222 page 376, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Olmstead Road (County Road 51)(50 ft. right-of-way) said iron pin is at the northwest corner of a 2.532 acre tract conveyed to Timothy J. Sr. and Connie K. Ball by Deed Book 264 page 115, said iron pin is also at the southwest corner of said 48.173 acre tract;

Thence, with the centerline of said Olmstead Road, North 32° 29 minutes 08 seconds West a distance of 263.72 ft. to an iron pin found at the southwest corner of a 2.105 acre tract conveyed to Harry L. and Cruz Williams by Deed Book 295 page 221;

Thence, with said 2.105 acre tract the following 2 courses:

- 1) North 74° 47 minutes 38 seconds East, passing a tee bar and cap found at 23.34 ft., a total distance of 447.87 ft. to a tee bar and cap found
- 2) North 22° 45 minutes 59 seconds West a distance of 152.20 ft. to an iron pin and cap set

Thence, across said 48.173 acre tract the following 2 new courses:

- 1) North 83° 04 minutes 06 seconds East a distance of 481.80 ft. to an iron pin and cap set
- 2) South 12° 50 minutes 04 seconds East a distance of 47.52 ft. to an iron pin and cap set in the north line of a 7.892 acre tract conveyed to Paul William and Kristine Weber Schumacher by Official Record 55 page 71

Thence, with the north line of said 7.892 acre tract, a 5.862 acre tract conveyed to Martha J. Adams by Official Record 155 page 2175, and said 2.532 acre tract, South 55° 40 minutes 00 seconds West, passing a 3/4 inch iron pipe found at the northernmost corner of said 5.862 acre tract at 192.08 ft., also passing a 1/2 inch iron pipe found at the northernmost corner of said 2.532 acre tract at 336.09 ft., also passing a 1/2 inch diameter iron pipe found at 847.80 ft., a total distance of 872.49 ft. returning to the point beginning containing 3.5215 Acres more or less.

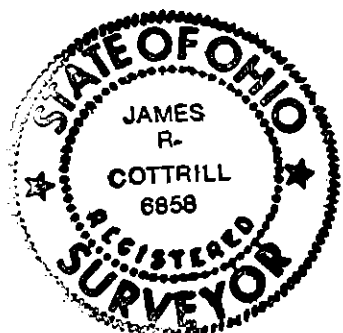
Bearings are based on a GPS observation on 6/23/09, WGS 1984 geodetic north.

Subject to a 60 ft. Sanitary Leaching Area Easement as shown on plat accompanying this legal description.

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 July 15, 2009 by James R. Cottrill registration #6858. (Job #S090609)




James R. Cottrill, P.S.