

FITZGERALD OUTLET (T-157)(30' R/W)
N 74°25'00" E 594.74'

DEED REFERENCE
IVAN D. MOUNTS
OFFICIAL RECORD 100 PAGE 2146
Ⓐ 7.206 ACRES

4.8134± ACRES
Ⓐ

DALE EDWARD & BARBARA J. HARRIS
DEED BOOK 233 PAGE 333
0.697 ACRES

0.505 ACRES

CLARA B. FLUKE (TRUST)
OFFICIAL RECORD 227 PAGE 947
404.65 ACRES



LEGEND

- 1/2" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- ▲ RECORD CORNER STONE (FOUND)
- 3" METAL FENCE POST IN CONCRETE (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.

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
4.8134 ACRES, V.M.S. 464
PLEASANT TWP., MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR ED MASON

DATE DRAWN: 6/18/10	SCALE : 1" = 50' 50' 25' 0 50'	CREW: MW
JOB #S100607		DWN. BY: MW
F. B. #		CK. BY:

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

DATE: 6/22/10

58-10

4.8134 Acre Tract
Surveyed for Ed Mason

The following described 4.8134 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, being part of a 7.206 acre tract conveyed to Ivan D. Mounts by Official Record 100 page 2146, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe found at the northwest corner of said 7.206 acre tract, and the northeast corner of a 0.697 acre tract conveyed to Dale Edward and Barbara J. Harris by Deed Book 233 page 333, said iron pipe is also in the south line of Fitzgerald Outlet (Township Road 157)(30 ft. right-of-way);

Thence, with the south line of said of Fitzgerald Outlet, North 74° 25 minutes 00 seconds East a distance of 594.74 ft. to an iron pin and cap set;

Thence, with the new line across said 7.206 acre tract, South 14° 48 minutes 22 seconds East a distance of 330.65 ft. to an iron pin and cap set in the north line of a 404.65 acre tract conveyed to Clara B. Fluke Trustee by Official Record 227 page 947;

Thence, with the north line of said 404.65 acre tract the following 2 courses:

- 1) South 66° 14 minutes 26 seconds West a distance of 294.66 ft. to a record cornerstone found
- 2) South 78° 32 minutes 40 seconds West a distance of 290.03 ft. to a 3 in. diameter metal fence post found in concrete at the south east corner of a 0.505 acre tract conveyed to Dale Edward and Barbara J. Harris by Deed Book 233 page 333;

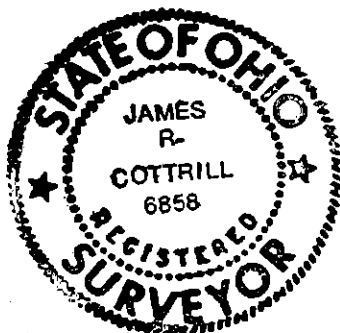
Thence, with the east line of said 0.505 and said 0.697 acre tracts North 17° 06 minutes 05 seconds West, passing the east corner common to said tracts at 148.35 ft., also passing an iron pin and cap set at 346.77 ft., also passing a 3 in. diameter metal fence post found in concrete at 351.59 ft., a total distance of 351.78 ft. returning to the point beginning containing 4.8134 Acres more or less.

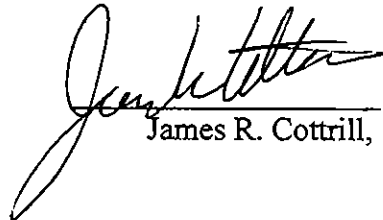
Bearings are based on the south line of Fitzgerald Outlet (North 74° 25 minutes 00 seconds East) as described in Official Record 100 page 2146.

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 June 18, 2010 by James R. Cottrill registration #6858. (Job #S100607)




James R. Cottrill,