

DEED REFERENCE

LARRY S. SIDNER
D.B. 280, P. 361
135.48 AC.

KIRK K MILLER, ET AL
OR 232 P 1935
43.7579 ACRES

N 87°35'32" E 1709.82'

22.0001± ACRES

N 02°44'03" E
384.74'

VMS 12143
VMS 12128

N 84°34'06" W 1791.77'

(1/2" DEEP)

(1" DEEP)

VMS 12143
VMS 12128

S 10°43'33" E 1601.31'
N 10°48'17" W 986.58'

ROBERT E PEARCE
OR 229 P 661
65.63 AC.

WILLIAM PEARCE, ET AL
OR 190, P 2074
25 AC.

VMS 9231

VMS 12128

LEGEND

- △ 1/2" SOLID IRON PIN (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

STATE ROUTE 142 (60' R/W)



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

DATE: 11/23/10

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

22.0001± ACRES, V.M.S. 12143, & 12128,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR DOUG ADELSBERGER

DATE DRAWN: 11/23/10	SCALE : 1" = 200'	CREW: MW
JOB # S101107	200' 100' 0 200'	DWN. BY: RC
E. B. #		Ⓢ BY: _____

22.0001 Acre Tract
Surveyed for Doug Adelsberger

The following described 22.0001 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12143 and 12128, and being part of a 135.48 acre tract conveyed to Larry S. Sidner by Deed Book 280 page 361, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 ft. right-of-way) said mag nail is at the southwest corner of said 135.48 acre tract, and the southeast corner of a 65.63 acre tract conveyed to Robert E. Pierce by Official Record 229 page 661;

Thence, with said 65.63 acre tract the following 2 courses:

- 1) North 10° 48 minutes 17 seconds West, passing an iron pin and cap previously set at 29.84 ft., a total distance of 986.58 ft. to an iron pin and cap previously set
- 2) North 84° 34 minutes 06 seconds West a distance of 1791.77 ft. to a 1/2 in. diameter solid iron pin found 1 ft. deep at the southeast corner of a 43.7579 acre tract conveyed to current J. Miller, Et al by Official Record 232 page 1935;

Thence, with the east line of said 43.7579 acre tract, North 02° 44 minutes 03 seconds East a distance of 384.74 ft. to an iron pin and cap set;

Thence, across said 135.48 acre tract the following 2 new courses:

- 1) North 87° 35 minutes 32 seconds East a distance of 1709.82 ft. to an iron pin and cap set
- 2) South 10° 43 minutes 33 seconds East, passing an iron pin and cap set at 1569.92 ft., a total distance of 1601.31 ft. to a point in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142, South 69° 00 minutes 00 seconds West a distance of 60.00 ft. returning to the point beginning containing **22.0001 Acres** more or less.

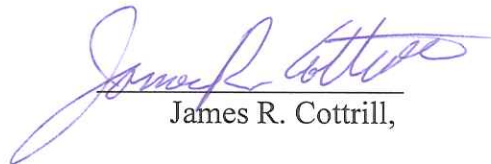
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in Official Record 104 page 808.

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 November 22, 2010 by James R. Cottrill registration #6858. (Job #S101107)




James R. Cottrill,