

2.0427± ACRES

1.2351± ACRES

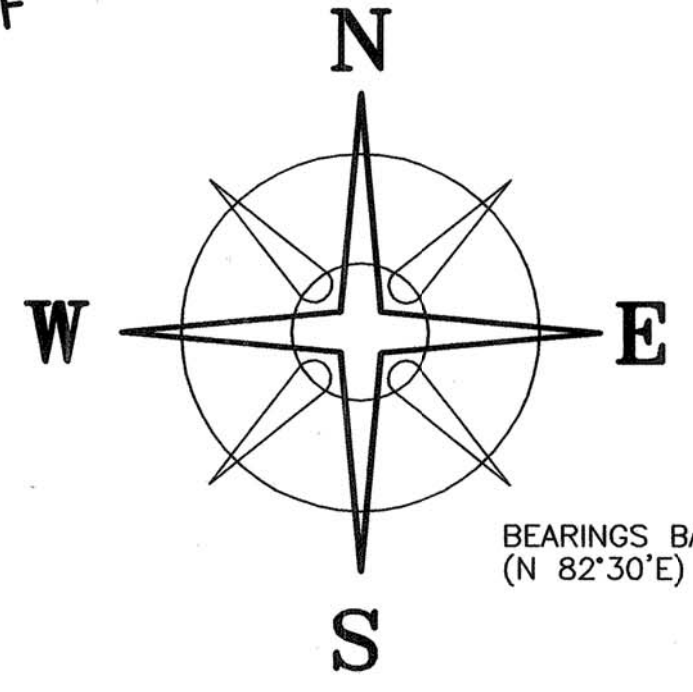
0.5585± ACRES

0.2491± ACRES

DEED REFERENCE

JAMES E. HUNT
D.B. 296 PG. 705
15.6952 ACRES

JAMES E. HUNT
O.R. 244 PG. 931
0.57 ACRES



BEARINGS BASED ON THE C. OF CUMBERLAND STREET
(N 82°30'E) AS DESCRIBED IN P.B. 1 PG. 9.

LEGEND

- 3/4" IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - IRON PIN FOUND
 - △ CONCRETE R/W MONUMENT FOUND
 - RAIL ROAD SPIKE
 - P K NAIL
 - ⊕ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	42.25'	1928.55'	84.49'	84.48'	N 43°31'57" E	02°30'37"
C2	95.67'	1878.55'	191.17'	191.08'	S 43°53'13" W	05°49'50"
C3	158.98'	1878.55'	317.20'	316.82'	N 36°08'03" E	09°40'28"
C4	190.99'	1928.55'	380.74'	380.12'	N 36°37'09" E	11°18'42"



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 10/14/09

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

2.0427± ACRES, VMS 12142 & 12153, DEERCREEK TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR DEERCREEK TOWNSHIP TRUSTEES

DATE DRAWN: 10/12/09
JOB # S091002
F. B. # 42

SCALE: 1" = 40'
40' 20' 0' 40'

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

9-10

2.0427 Acre Tract
Surveyed for Deercreek Township Trustees

The following described 2.0427 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 12142 and 12153, being part of a 15.6952 acre tract conveyed to James E. Hunt by Deed Book 296 page 705, also all of a 0.57 acre tract conveyed to James E. Hunt by Official Record 244 page 931, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of old US 42 (60 ft. right-of-way) and West St. (66 ft. wide) said point also is the northwest corner of said 15.6952 acre tract, also from said iron pin the centerline intersection of said West St. and Cumberland Street bears North 07° 34 minutes 44 seconds West a distance of 518.08 feet, said iron pin is in the south line of the Village of Lafayette;

Thence, with the south line of the Village of Lafayette, North 82° 31 minutes 03 seconds East, passing a 3/4 inch tee bar and cap found at the southwest corner of a 0.35 acre tract conveyed to Robert J. and Beverly A. Turvy by Official Record 60 page 991 at 32.04 ft., also passing an iron pin and cap set at a corner of a 2.8282 acre tract conveyed to Deercreek Township Trustees Fire House Station by Official Record 65 page 339 at 263.82 ft., a total distance of a 268.50 ft. to an iron pin and cap set;

Thence, with said 2.8282 acre tract the following 5 courses:

- 1) South 07° 28 minutes 57 seconds East a distance of 53.15 ft. to an iron pin and cap set in the northwest line of said 0.57 acre tract
- 2) with a curve to the right, 1928.55 ft. radius, 84.49 ft. arc length, chord bears North 43° 31 minutes 57 seconds East a chord distance of 84.48 ft. to an iron pin and cap set
- 3) North 82° 31 minutes 03 seconds East a distance of 83.60 ft. to an iron pin and cap set
- 4) with a curve to the left, 1878.55 ft. radius, 191.17 ft. arc length, chord bears South 43° 53 minutes 13 seconds West a chord distance of 191.08 ft. to an iron pin and cap set
- 5) South 07° 28 minutes 57 seconds East a distance of 80.71 ft. to an iron pin and cap set

Thence, with a new line across said 15.6952 acre tract, South 47° 16 minutes 07 seconds West a distance of 261.69 ft. to an iron pin and cap set at the northeast corner of a 0.626 acre tract conveyed to Arthur Pitts by Official Record 240 page 1352;

Thence, with the north line of said 0.626 acre tract, North 71° 22 minutes 21 seconds West, passing the southeast corner of said 0.57 acre tract at 5.39 ft., also passing the southwest corner of said 0.57 acre tract at 56.60 ft., also passing an iron pin and cap set at 89.11 ft., a total distance of a 119.10 ft. to an iron pin found in the centerline of old US 42;

Thence, with the centerline of said old US 42, the following two courses:

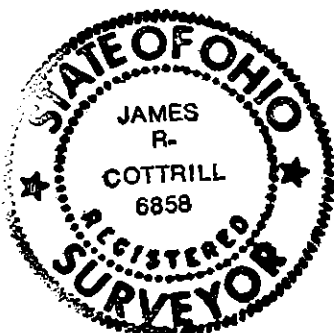
- 1) North 18° 56 minutes 43 seconds East a distance of 86.45 ft. to a 3/4 diameter iron pipe found
- 2) North 03° 56 minutes 34 seconds West a distance of 221.62 ft. returning to the point beginning containing 2.0427 acres more or less, of which 1.4842 acres more or less is part of said 15.6952 acre tract, and 0.5585 acres more or less is all of said 0.57 acre tract.

Bearings are based on the centerline of Cumberland Street (North 82° 30 minutes East) as described in Plat Book 1 page 9.

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 October 12, 2009 by James R. Cottrill registration #6858. (Job #S091002)




James R. Cottrill,