

POINT OF COMMENCEMENT

25.5222± ACRES

DEED REFERENCE
GLEN D. & RAYMA J. KING
OR 45 Pg. 139
25.3295 ACRES

PLATS 19/86 & 295/00

ODOT R/W PLAN
MADISON COUNTY
S.H.241 SEC. A
SHEET 2/14
SEPT. 13, 1935

LINE	BEARING	DISTANCE
L1	N 73°29'32" W	186.07'
L2	S 23°10'15" W	30.20'
L3	S 19°24'47" W	10.29'
L4	S 73°29'32" E	153.01'
L5	S 30°29'28" W	16.30'
L6	N 63°58'03" W	157.89'
L7	S 03°17'25" W	34.75'
L8	N 67°51'50" W	106.03'
L9	S 30°30'33" W	19.49'
L10	N 42°44'24" W	73.78'
L11	S 30°12'39" W	20.00'
L12	S 79°22'15" W	73.26'
L13	N 58°30'44" W	78.15'
L14	S 71°08'02" W	24.81'

LEGEND

- ★ IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FOUND)
- 3/4" IRON PIPE (FOUND)
- 3/4" IRON ELEC. CONDUIT (FOUND)
- 5/8" REBAR (FOUND)
- △ 6" CONC. R/W MONUMENT (FOUND)
- RAILROAD SPIKE (FOUND)
- PK NAIL (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 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

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

25.5222± ACRES, VMS 5744,
CANAAN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR GLEN KING

DATE DRAWN:
8/17/11
JOB #S110805
F. B. #

SCALE : 1" = 200'
200' 100' 0 200'

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

DATE: _____

The following described 25.5222 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 5744, being all the remains of a 25.3295 acre tract conveyed to Glen D. and Rayma J. King by Official Record 45 page 139, and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of US 42 (80 feet right-of-way) with A. W. Wilson Road (County Road 31) (right-of-way width changes from 60' to 50');

Thence, with the centerline of said A. W. Wilson Road, North 73° 29 minutes 32 seconds West a distance of 186.07 ft. to a PK nail found in the old centerline of Middle Pike (now abandon) and corner to said 25.3295 acre tract and **The True Point Beginning**;

Thence, with the old centerline of said Middle Pike, South 23° 10 minutes 15 seconds West a distance of 30.20 ft. to an iron pin and cap set, from which a 3/4 inch diameter electrical conduit found bears South 19° 24 minutes 47 seconds West a distance of 10.29 feet;

Thence, along the south right-of-way line of said A. W. Wilson Road, South 73° 29 minutes 32 seconds East a distance of 153.01 feet to an iron pin and cap set in the west right-of-way line of said US 42, from which a 3/4 inch diameter iron pipe bears South 30° 29 minutes 28 seconds West a distance of 16.30 ft.;

Thence, with the west right-of-way line of said US 42, South 09° 23 minutes 43 seconds West a distance of 1027.87 ft. to an iron pin and cap set;

Thence, continuing with the west right-of-way line of said US 42, with a curve to the right said curve having a radius of 2251.83 ft., an arc length of 268.32 ft., and chord bears South 12° 48 minutes 41 seconds West a chord length of 268.16 ft. to an iron pin and cap set previously at the northeast corner of a 2.0010 acre tract conveyed to William E. and Patsy S. Webb by Official Record 158 page 1773;

Thence, with said 2.0010 acre tract the following 2 courses:

- 1) North 70° 50 minutes 56 seconds West a distance of 355.12 ft. to an iron pin and cap set previously
- 2) South 19° 09 minutes 04 seconds West, passing an iron pin and cap set previously at 201.32 ft., a total distance of 223.05 ft. to a point in the centerline of D.A. Fitzgerald Ditch # 74 and in the north line of a 2.8000 acre tract conveyed to Craig S. and Erica L. Keener by Official Record 133 page 1210;

Thence, with the centerline of said ditch and the north line of said 2.8000 acre tract, North 63° 58 minutes 03 seconds West a distance a 157.89 ft. to the northeast corner of a 2.1716 acre tract conveyed to Betty Lou Yutzy, Trustee by Official Record 254 page 2605, from said point an iron pipe and yellow cap stamped "NCB 5969" found bears South 03° 17 minutes 25 seconds West a distance of 34.75 ft.;

Thence, with the north line of said 2.1716 acre tract and the centerline of said ditch, North 67° 51 minutes 50 seconds West, passing the northeast corner of a 14.1481 acre tract conveyed to the Glen D. and Rayma J. King by Deed Book 296 page 184 at 89.81 feet, a total distance of 106.03 ft. to a point in said ditch from which a 3/4 inch diameter electrical conduit bears South 30° 30 minutes 33 seconds West a distance of 19.49 ft.;

Thence, with the centerline of said ditch and the north line of said 14.1481 acre tract the following 3 courses:

- 1) North 42° 44 minutes 24 seconds West a distance of 73.78 ft. to a point from which a 3/4 inch diameter electrical conduit bears South 30° 12 minutes and 39 seconds West a distance of 20.00 ft.

- 2) South 79° 22 minutes 15 seconds West a distance of 73.26 ft. to a point
- 3) North 58° 30 minutes 44 seconds West a distance of 78.15 ft. to the south east corner of a 20.0101 acre tract conveyed to Sharen L. and Paul J. Jarvis, Trustees by Official Record 249 page 907, from said corner of a 3/4 inch diameter electrical conduit bears South 71° 08 minutes 02 seconds West a distance of 24.81 ft.;

Thence, with the east line of said 20.0101 acre tract, North 14° 44 minutes 27 seconds East, passing iron pin and caps set previously at 20.00 ft. and 1438.64 ft., a total distance of 1463.65 ft. to a railroad spike set in the centerline of said A. W. Wilson Road;

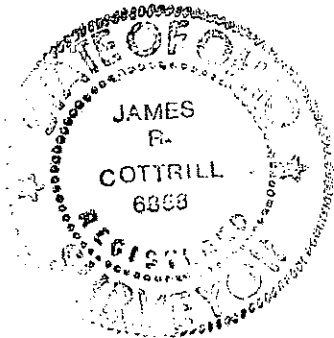
Thence, with the centerline of said A. W. Wilson Road, South 73° 29 minutes 32 seconds East a distance of 581.44 ft. returning to **The True Point Beginning** containing **25.5222 Acres** more or less.

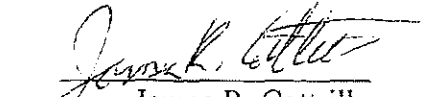
Bearings are based on a GPS observation on August 17, 2011, WGS 1984 Geodetic North.

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 August 17, 2011 by James R. Cottrill registration #6858. (Job #S110805)




James R. Cottrill,