

MARKS FAMILY CORP.
DEED BOOK 249 PAGE 330
246.82 ACRES

EDWARD & KATHY MILLER
DEED BOOK 251 PAGE 568
0.6887 ACRES

DEED REFERENCE
FLOYD & JOYCE MILLER JTLVS. 5/30 ET.AL
OFFICIAL RECORD 216 PAGE 1544
Ⓐ 170.436 ACRES

0.8116±ACRES
Ⓐ

LEGEND

- Ⓐ 1" IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 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

James R. Cottrill DATE: _____

COTTRILL SURVEYING, L.L.C.

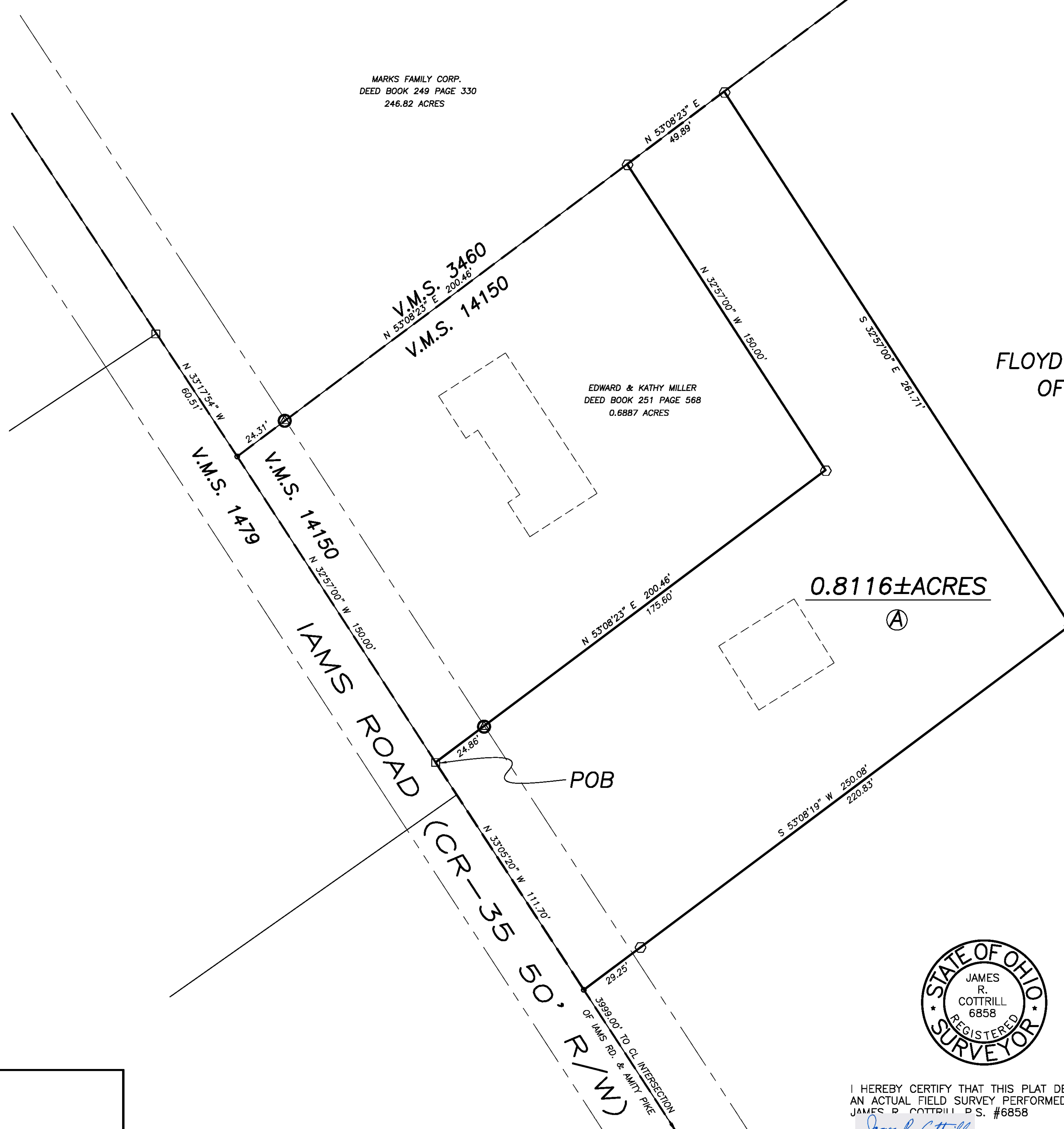
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**0.8116± ACRES, VMS 14150,
DARBY TOWNSHIP, MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR ED MILLER**

DATE DRAWN:
8/13/12
JOB #S120804
F. B. #

SCALE : 1" = 30'
30' 15' 0 30'

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



The following described 0.8116 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 14150, and being part of a 170.436 acre tract conveyed to Floyd and Joyce Miller by Official Record 216 page 1544, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Iams Road (County Road 35)(50 ft. right-of-way), said iron pin is at the southernmost corner of a 0.6887 acre tract conveyed to Edward and Kathy Miller by Deed Book 251 page 568;

Thence, with said 0.6887 acre tract, the following two courses:

- 1) **North 53° 08 minutes 23 seconds East**, passing a 1 inch diameter iron pipe and aluminum cap stamped " NCB 5969" found at 24.86 ft., a total distance of **200.46 ft.** to a 5/8 inch diameter iron pin found
- 2) **North 32° 57 minutes 00 seconds West** a distance of **150.00 ft.** to a 5/8 inch diameter iron pin found in the southeast line of a 246.82 acre tract conveyed to Marks Family Corporation by Deed Book 249 page 330, said iron pin and cap is also in the line between VMS 14150 and 3460;

Thence, with the southeast line of said 246.82 acre tract and said VMS line, **North 53° 08 minutes 23 seconds East** a distance of **49.89 ft.** to an iron pin and cap set;

Thence, across said 170.436 acre tract the following 2 new courses:

- 1) **South 32° 57 minutes 00 seconds East** a distance of **261.71 ft.** to an iron pin and cap set
- 2) **South 53° 08 minutes 19 seconds West**, passing an iron pin and cap set at 220.83 ft., a total distance of **250.08 ft.** to a mag nail set in the centerline of said Iams Road;

Thence, with the centerline of said Iams Road, **North 33° 05 minutes 20 seconds West** a distance of **111.70 ft.** returning to the point beginning containing **0.8116 Acres** more or less.

Bearings are based on the centerline of Iams Road (North 32° 57 minutes 00 seconds West) as described in Deed Book 251 page 568.

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 14, 2012 by James R. Cottrill registration #6858. (Job #S120804-0.8116AC)


James R. Cottrill, PS

