

V.M.S. 7291
V.M.S. 12730

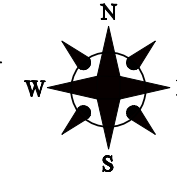
DAVID WATSON WILLIAMS LIFE EST.
DEED BOOK 236 PAGE 266
191.3989 ACRES

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BEARINGS BASED ON THE CENTERLINE OF DRURY ROAD
(N 88°29'53"W) AS DESCRIBED IN DEED BOOK 254 PAGE 24

V.M.S. 6054

V.M.S. 12730



NOTE

12.6531 acre tract is to become part of and contingent to Jerry Ball's 54.8239 acre tract.

12.6531 ± ACRES

DEED REFERENCE

**TERESA POWELL
OFFICIAL RECORD 214 PAGE 864
43.9663 ACRES**

JERRY L. & DEBRA S. BALL
DEED BOOK 254 PAGE 26
54.8239 ACRES

(PREVIOUSLY SET)
(BURIED 1.0')

N 88°30'29" W 455.60'

N 88°30'29" W 321.31'

THE POINT OF BEGINNING



LEGEND

- ▲ 3/4" ID IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
- P.K. NAIL (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.

MMS 12730
MMS 6051

JERRY L. & DEBRA S. BALL
DEED BOOK 254 PAGE 26
54.8239 ACRES

KYLE A. & EMILY C. BALL JT. LIVES
OFFICIAL RECORD 263 PAGE 848
9.1461 ACRES

N 00°28'10" E 592.05'

PASS @25.63'

POINT OF COMMENCEMENT

DRURY ROAD (CR-23)(50' R/W)



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

DATE: _____

COTTRILL SURVEYING

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

**12.6531± ACRE TRACT
VMS 12730, PAINT TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR JERRY BALL**

DATE DRAWN:
5/4/11
JOB #S110501
F. B. #

SCALE : 1" = 100'
100' 50' 0 100'

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

12.6531 Acre Tract
Surveyed for Jerry Ball

The following described 12.6531 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 12730, and being part of a 43.9663 acre tract conveyed to Theresa Powell by Official Record 214 page 864, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Drury Road (County Road 23)(50 ft. right-of-way) said mag nail is at the southwest corner of a 9.1461 acre tract conveyed to Kyle A. and Emily C. Ball, Joint Lives by Official Record 263 page 848, said mag nail is also at the southeast corner of a 54.8239 acre tract conveyed to Jerry L. and Deborah S. Ball by Deed Book 254 page 26;

Thence, with the line between said 9.1461 and said 54.8239 acre tracts, North 00° 28 minutes 10 seconds East, passing an iron pin and cap previously set at 25.63 ft., a total distance about 292.05 ft. to an iron pin and cap previously set in the south line of said 43.9663 acre tract and **The True Point Beginning**;

Thence, with said 54.8239 acre tract the following 2 courses:

- 1) North 88° 30 minutes 29 seconds West a distance of 455.60 ft. to an iron pin and cap previously set (buried 1 ft.)
- 2) North 03° 33 minutes 06 seconds East a distance of 712.24 ft. to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found in the south line of a 191.3989 acre tract conveyed to David Watson Williams, Life Estate by Deed Book 236 page 266, said iron pin and cap is also in the line between VMS 12730 and 7291;

Thence, with said VMS line and the south line of said 191.3989 acre tract, South 87° 31 minutes 33 seconds East, passing the southwest corner of VMS 6054 and continuing along the south line of said VMS 6054, a distance of 786.14 ft. to an iron pin and cap set;

Thence, with a new line across said 43.9663 acre tract, South 04° 20 minutes 15 seconds West a distance of 699.18 ft. to an iron pin and cap set in the north line of said Ball's 9.1461 acre tract;

Thence, with the north line of said 9.1461 acre tract, North 88° 30 minutes 29 seconds West a distance of 321.31 ft. returning to **The True Point Beginning** containing **12.6531 Acres** more or less.

In the hereinabove described 12.6531 acre tract is to become part of and contingent to Jerry Ball's 54.8239 acre tract.

Bearings are based on a GPS observation on, 2010, 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 May 5, 2011 by James R. Cottrill registration #6858. (Job #S110501)

James R. Cottrill,