



STATE ROUTE 323 (60' R/W)

STATE ROUTE 323

RICHARD W GORMAN  
OR 239 P 1512  
7.0105 ACRES

RICHARD W GORMAN &  
JOHN D GORMAN  
OR 255 P 1714  
12.4 ACRES

TWIN OAK DAIRY LLC.  
O.R. 264 PG. 314  
30.6372 ACRES

TWIN OAKS DAIRY LLC  
OR 282 P 1280  
10.0000 ACRES

DONALD L. THOMPSON ETAL.  
OR 266 PG. 1931  
30.685 ACRES

TWIN OAKS DAIRY LLC  
OR 282 P 1280  
10.0000 ACRES

CHARLESTON-CHILICOTHE ROAD

(CR-15B)(40' R/W)

V.M.S. 1244  
V.M.S. 713

V.M.S. 1244  
V.M.S. 713

BOOKWALTER RD.

STONE (5' OFF EDGE PAVEMENT)

STEPHEN MAURICE & NANCY JO MITCHEM  
O R 185 PAGE 2105  
5.0098 ACRES

POINT OF COMMENCEMENT  
CHARLESTON-CHILICOTHE ROAD

TPOB  
N=630481.15'  
E=1682292.29'

ACRES

ACRES

ACRES

ACRES

ACRES

ACRES

ACRES

1.9105± ACRES

1.9105± ACRES

3.0000± ACRES

3.0000± ACRES

3.0000± ACRES

3.0000± ACRES

3.0000± ACRES

3.0000± ACRES

3.0000± ACRES

S 88°28'41" E  
74.01'

N 03°49'44" E 1765.58'

1123.51'

1127.22'

S 03°49'44" W 1768.59'

N 85°36'06" W  
73.96'

642.08'

641.37'

N 86°08'59" W  
73.95'

247.62'

S 86°08'59" E

N 03°51'01" E 563.21'

346.77'



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

DATE: 12/02/13

DEED REFERENCE

STEPHEN MAURICE & NANCY JO MITCHEM  
O.R. 37 PG. 825

Ⓐ 28.9963 ACRES (ORIGINAL 153.1 ACRES, FIRST TRACT)  
PARCEL #27-00063.000

Ⓑ 21.7160 ACRES  
PARCEL #27-00122.000

**\*\*NOTE\*\***

3.0000 ACRE TRACT IS TO  
BECOME PART OF AND CONTINGENT TO  
TWIN OAKS 10.0000 ACRE TRACT

LEGEND

- ☆ STONE (FOUND)
  - ⊕ DOUBLE ANGLE IRON FENCE POST (FOUND)
  - △ MAG NAIL SET IN CORNER STONE (FOUND)
  - 3/4" SOLID IRON PIN (FOUND)
  - MAG NAIL (FOUND)
  - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

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

3.0000± ACRES, VMS 1244,  
STOKES TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR TEUN VERHOEVEN

DATE DRAWN: 11/21/13	SCALE : 1" = 200'	CREW: MW
JOB # S131105	200' 100' 0 200'	DWN. BY: MW RC
F. B. #		CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **3.0000 Acre Tract Surveyed for Teun Verhoeven**

The following describe 3.0000 acre tract is situated in the state of Ohio, Madison County, Stokes Township, VMS 1244, and being part of a 28.9963 (Parcel #27-00063.000) and 21.7160 (Parcel #27-00122.000) acre tracts both conveyed to Stephen Maurice and Nancy Jo Mitchem by Official Record 37 page 825, and being more particularly described as follows:

Commencing at a cornerstone found at an angle point in the centerline of Charleston-Chillicothe Road (County Road 15 B)(40 feet right-of-way) at the southwest corner of a 5.0098 acre tract conveyed to Stephen Maurice and Nancy Jo Mitchem Official Record 185 page 2105 and the southeast corner of a 30.685 acre tract conveyed to Donald L Thompson, et al. by Official Record 266 page 1931;

Thence, with the line between said 5.0098 and 30.685 acre tracts, North 03° 51' 01" East, passing the southwest corner of said 21.7160 acre tract at 346.77 feet, a total distance of 563.21 feet to an iron pin and cap set previously at the southwest corner of a 10.0000 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 282 page 1280;

Thence, with the south line of said 10.0000 acre tract, South 86° 08' 59" East a distance of 247.62 feet to an iron pin and cap set previously at the southeast corner of said 10.0000 acre tract and **The True Point of Beginning;**

Thence, with the east line of said 10.0000 acre tract, **North 03° 49' 44" East**, passing the west corner common to said 28.9963 and 21.7160 acre tracts at 642.08 feet, a total distance of **1765.58 feet** to an iron pin and cap previously set in the south line of a 12.4 acre tract conveyed to Richard W Gorman and John D Gorman by Official Record 255 page 1714;

Thence, with the south line of said 12.4 acre tract, **South 88° 28' 41" East** a distance of **74.01 feet** to an iron pin and cap set;

Thence, with a new line across said 28.9963 and 21.7160 acre tracts, **South 03° 49' 44" West**, passing the line between said tracts at 1127.22 feet, a total distance of **1768.59 feet** to an iron pin and cap set;

Thence, with a new line across said 21.7160 acre tract, **North 86° 08' 59" West** a distance of **73.95 feet** returning to **The True Point of Beginning** containing **3.0000 Acres** more or less of which 1.9105 acres more or less is part of said 28.9963 acre tract and 1.0895 acres more or less is part of said 21.7160 acre tract.

Bearings are based on a GPS observation on December 15 2008, 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 December 2, 2013 by James R. Cottrill registration #6858. (Job #S131105-3-0000AC)

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James R. Cottrill, PS