



STATE ROUTE 323 (60' R/W)

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

N=630475.35'
E=1682366.02'

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

STEPHEN MAURICE MITCHEM
O R 37 P 825
35.3415 ACRES
34.2055± ACRES

STEPHEN MAURICE MITCHEM
O R 37 P 825
25.3708 ACRES

DANIEL L. THOMPSON
OR 180 P 882
27.9839 ACRES
27-04

DANIEL L. THOMPSON
OR 158 P 547
108.0865 ACRES

VICKIE L LYONS
O.R. 211 PG. 886
2.05 ACRES

DEED REFERENCE

STEPHEN MAURICE
O.R. 37 PG. 825

Ⓐ 24.5828 ACRES (ORIGINAL 153.1 ACRES, FIRST TRACT)
PARCEL #27-00063.000

STEPHEN MAURICE & NANCY JO MITCHEM
JT. LIVES

O.R. 295 PG. 548

Ⓑ 19.1786 ACRES (ORIGINAL 31.183 ACRES)
PARCEL #27-00122.000

LEGEND

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

REVISED 3/12/15



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

DATE: 2/24/15

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

**34.2055± ACRES, VMS 1244,
STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TEUN VERHOEVEN**

DATE DRAWN: 3/12/15	SCALE : 1" = 200'	CREW: MW
JOB # S150202	200' 100' 0 200'	DWN. BY: MW
F. B. #		CK. BY:

CHARLESTON-CHILLICOTHE ROAD
BOOKWALTER RD.
V.M.S. 1244
V.M.S. 713

CHARLESTON-CHILLICOTHE ROAD (CR-15B)(40' R/W)

Cottrill Surveying, LLC

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

34.2055 Acre Tract

Surveyed for Teun Verhoeven

The following describe 34.2055 acre tract is situated in the state of Ohio, Madison County, Stokes Township, VMS 1244, and being all that remains of a 24.5828 acre tract (Parcel #27-00063.000) conveyed to Stephen Maurice by Official Record 37 page 825, and part of a 19.1786 acre tract (Parcel #27-00122.000) conveyed to Stephen Maurice and Nancy Jo Mitchem by Official Record 295 page 548, 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, said stone bears South 69° 26' 04" East a distance of 406.30 feet from the centerline intersection of said Charleston Chillicothe Road with Bookwalter Road;

Thence, with the line between said 5.0098 and 30.685 acre tracts, North 03° 51' 01" East, passing the southwest corner of said 20.6265 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, passing an iron pin and cap previously set at the southwest corner of a 3.0000 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 295 page 545 at 247.62 feet, also passing an iron pin and cap set previously set at the Southwest corner of a 4.0000 acre tract conveyed to twin Oaks dairy, LLC by Official Record 305 page 30 at 321.57 feet a total distance of 419.98 feet to an iron pin and cap previously at the southeast corner of said 4.0000 acre tract and **The True Point of Beginning;**

Thence, with the east line of said 4.0000 acre tract, **North 03° 49' 44" East**, passing the west corner common to said 24.5828 and 19.1786 acre tracts at 640.43 feet, a total distance of **1772.59 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 **396.62 feet** to a 3/4 inch diameter solid iron pin found at the Southeast corner of said 12.4 acre tract;

Thence, with the east line of said 12.4 acre tract, **North 03° 42' 05" East**, passing an iron pin and cap set at 701.97 feet, a total distance of **741.97 feet** to a mag nail set in the centerline of State Route 323 (60 feet right-of-way);

Thence, with the centerline of said State Route 323, **North 80° 38' 45" East** a distance of **228.64 feet** to a concrete nail and washer previously set at the northwest corner of a 27.9839 acre tract conveyed to Daniel L Thompson by Official Record 180 page 882;

Thence, with said 27.9839 acre tract the following two courses:

- 1) **South 02° 46' 33" West**, passing an iron pin and cap set at 30.39 feet, also passing the eastern corner common to said 24.5828 and 19.1786 acre tracts at 1949.06 feet a total distance of **2734.31 feet** to an iron pin and cap previously set at the southwest corner of said 27.9839 acre tract

- 2) **South 85° 36' 06" East**, passing the line between said 24.5828 and 19.1786 acre tracts at 36.60 feet, a total distance of **218.58 feet** to an iron pin and cap previously set at the northwest corner of a 2.05 acre tract conveyed to Vicki L Lyons by Official Record 211 page 886;

Thence, with the west line of said 2.05 acre tract, **South 05° 14' 50" West**, passing an iron pin and cap previously set at 402.70 feet, a total distance of **422.70 feet** to a mag nail set in the centerline of said Charleston Chillicothe Road;

Thence, with the centerline of said Charleston Chillicothe Rd., **North 85° 36' 07" West**, passing a mag nail found at the southern corner common to said 24.5828 and 19.1786 acre tracts at 172.28 feet, a total distance of **248.59 feet** to a mag nail set;

Thence, across said 19.1786 acre tract the following two new courses:

- 1) **North 5° 14' 56" East**, passing and iron pin and cap set at 28.15 feet, a total distance of **422.70 feet** to a iron pin and cap set
- 2) **North 72° 51' 20" West** a distance of **655.12 feet** returning to **The True Point of Beginning** containing **34.2055 Acres** more or less of which 22.6710 acres more or less is all that remains of said 24.5828 acre tract and 11.5345 acres more or less is part of said 19.1786 acre tract.

Bearings are bases on a GPS observation on 2/19/15, 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 March 18, 2015 by James R. Cottrill registration #6858. (Job #S150202-34-2055AC) revised March 12, 2015

James R. Cottrill, PS