

BEARINGS BASED ON THE  $\text{C}$  OF STATE ROUTE 56  
(N 50°43'20"W) AS DESCRIBED IN D.B. 274 PG. 749.

ROBERT P. & RITA K.  
COFFMAN  
D.B. 283 PG. 634  
20.1 AC.

VMS 1020  
VMS 10904/12364

RUSSELL E.  
BRINSON SR.  
D.B. 296 PG. 677  
14.145 AC.

ALLEN & SUE  
REEVES  
D.B. 274 PG. 749  
22.456 AC.  
(Remainder)

20.5668+/- ACRES

VMS 1020  
VMS 6517

RONALD & DON W.  
BURKE  
D.B. 251 PG. 284  
75.6387 AC.

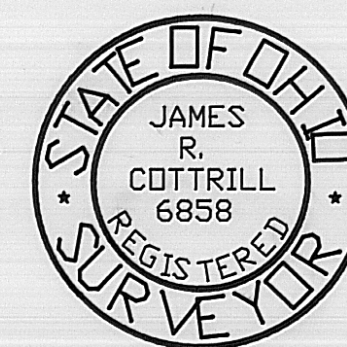
THIS 2.2090± AC. TRACT  
WAS SURVEYED 3-13-97  
BY THIS SURVEYOR NOT  
RECORDED TO DATE

STATE ROUTE 56  
(60'R/W)

LEGEND

- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ 12" CONCRETE FENCE POST (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (PREVIOUSLY SET)
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.



**JAMES R. COTTRILL P.S.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

20.5668± ACRES, VMS 10904/12364,  
OAK RUN TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR ALLEN REEVES.

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

*James R. Cottrill* DATE: 9-11-97

DATE DRAWN:  
9-11-97  
JOB #S970909  
F. B. # 16

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

CREW: JJ, BM  
DWN. BY: RC  
CK. BY: JJ

The following described 20.5668 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 10904/12364, and being part of a 22.456 acre tract (remainder) conveyed to Allen and Sue Reeves by Deed Book 274 Page 749 and being more particularly described as follows:

Beginning at iron pin found in the centerline of State Route 56 (60 foot right-of-way) said iron pin is at the southeast corner of said 22.456 acre tract also being in the line between V.M.S. 10904/12364 and V.M.S. 6519;

Thence, with the centerline of State Route 56 North 50 deg. 43 min. 20 sec. West a distance of 589.47 feet to a magnetic nail previously set at the southeast corner of a 2.2090 acre tract surveyed 3-13-97 by this surveyor (not recorded to date)

Thence, with the following two courses of said 2.2090 acre tract

1) North 24 deg. 15 min. 12 sec. East, passing an iron pin and cap previously set at 30.09 feet, a total distance of 510.33 feet to an iron pin and cap set

2) North 67 deg. 33 min. 58 sec. West a distance of 207.62 feet to an iron pin and cap set in the southeast line of a 14.145 acre tract conveyed to Russell E. Brinson Sr. by Deed Book 296 Page 677;

Thence, with said line North 22 deg. 26 min. 01 sec. East a distance of 736.16 feet to an iron pipe found in the southwest line of a 20.1 acre tract conveyed to Robert P. and Rita K. Coffman by Deed Book 283 Page 634 said iron pipe is also in the line between V.M.S. 1020 and V.M.S. 10904/12364;

Thence, with said line South 69 deg. 01 min. 44 sec. East a distance of 756.59 feet to an iron pipe found in the West line of a 75.6387 acre tract conveyed to Ronald and Don W. Burke by Deed Book 251 Page 284 said iron pipe is also corner to said V.M.S. 1020 and 10904/12364, and 6517;

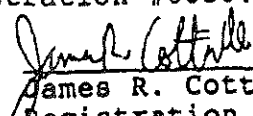
Thence, with the line between said V.M.S. 6517 and 10904/12364 also with the West line of said 75.6387 acre tract South 22 deg. 27 min. 47 sec. West, passing a 12 inch diameter concrete fence post found at 1404.80 feet, a total distance of 1436.35 feet returning to the point of beginning containing 20.5668 acres more or less.

Bearings are based on the centerline of State Route 56 (North 50 deg. 43 min. 20 sec. West) as described in Deed Book 274 Page 749.

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 6858".

This description is based on a field survey performed Sept. 11, 1997 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858