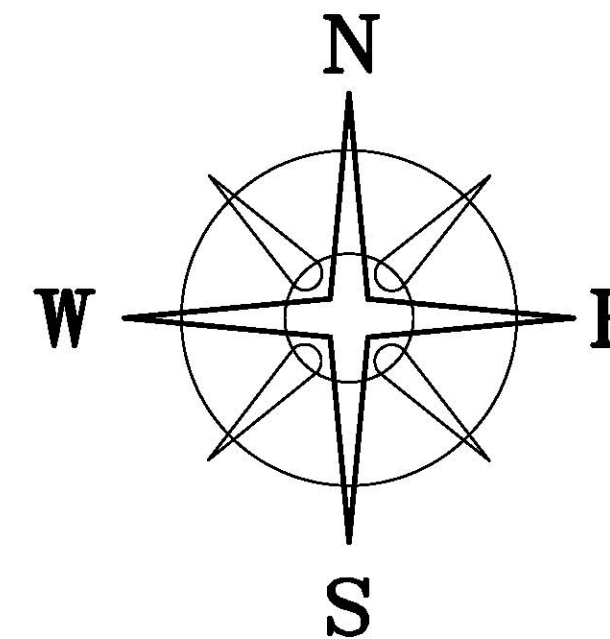


(STATE PLANE COORDINATES)  
NORTHING—671408.45'  
EASTING—1720333.75'

BEARINGS BASED ON THE C OF ST. RT. 56 (S48°16'E)  
AS DESCRIBED IN O.R. 273 PG. 1

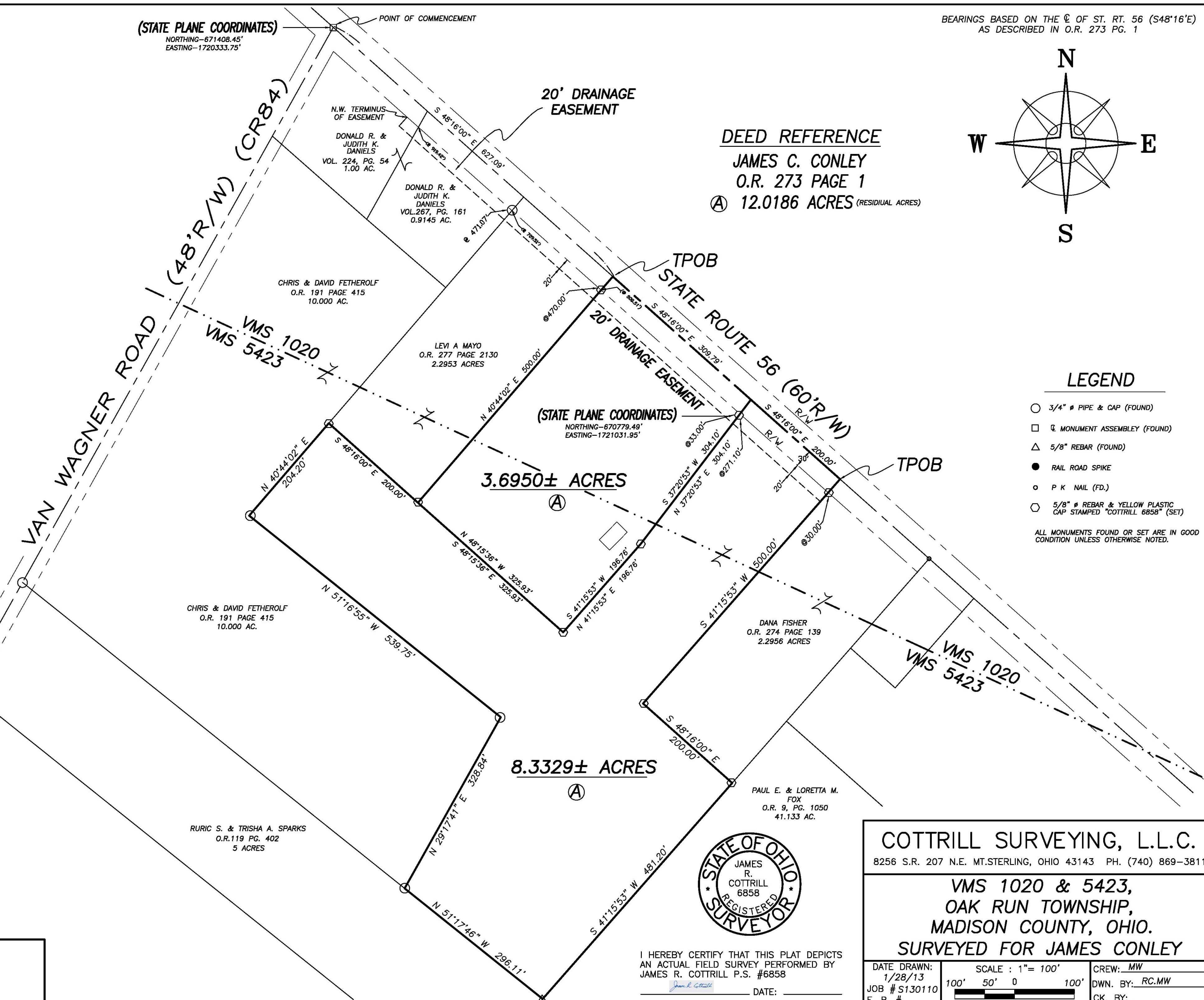


**DEED REFERENCE**  
JAMES C. CONLEY  
O.R. 273 PAGE 1  
Ⓐ 12.0186 ACRES (RESIDUAL ACRES)

**LEGEND**

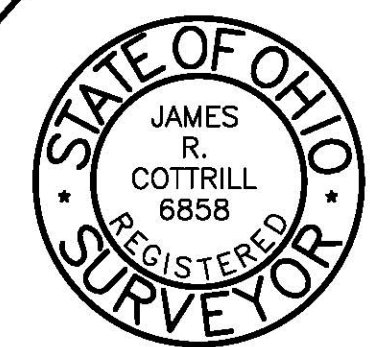
- 3/4"  $\phi$  PIPE & CAP (FOUND)
- $\square$  MONUMENT ASSEMBLY (FOUND)
- △ 5/8" REBAR (FOUND)
- RAIL ROAD SPIKE
- P K NAIL (FD.)
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



**3.6950± ACRES**  
Ⓐ

**8.3329± ACRES**  
Ⓐ



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

**VMS 1020 & 5423,  
OAK RUN TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR JAMES CONLEY**

DATE DRAWN: 1/28/13	SCALE: 1" = 100'	CREW: MW
JOB # S130110	100' 50' 0 100'	DWN. BY: RC.MW
F. B. #		CK. BY: _____

**8.3329 Acre Tract**  
*Surveyed for James Conley*

The following described 8.3329 acre tract is situated in the state of Ohio, Madison County, Oak Run Township, VMS 1020 and 5423, being part of a 12.0186 residual acre tract conveyed to James C Conley by Official Record 273 page 1, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of Van Wagner Road (County Road 84)(48 feet right-of-way) with the centerline of State Route 56 (60 feet right-of-way) being the northernmost corner of a 1.00 acre tract conveyed to Donald R and Judith K Daniels by Deed Book 224 page 54;

Thence, with the centerline of said State Route 56, South 48° 16 min. 00 seconds East a distance of 1136.88 feet to the northwest corner of a 2.2956 acre tract conveyed to Dana Fisher by Official Record 274 page 139 and **The True Point of Beginning;**

Thence, with said 2.2956 acre tract the following two courses:

- 1) **South 41° 15 min. 53 seconds West**, passing an iron pin and cap previously set at 30.00 feet, a total distance of **500.00 feet** to an iron pin and cap previously set
- 2) **South 48° 16 min. 00 seconds East** a distance of **200.00 feet** to an iron pin and cap previously set in the northwest line of a 41.133 acre tract conveyed to Paul E and Loretta M Fox by Official Record 9 page 1050;

Thence, with the northwest line of said 41.133 acre tract, **South 41° 15 min. 53 seconds West** a distance of **481.20 feet** to a 5/8 inch rebar found at the northeast corner of a 5 acre tract conveyed to Ruric S. & Trisha A. Sparks by Official Record 119 page 402;

Thence, with the northeast line of said 5 acre tract, **North 51° 17 min. 46 seconds West** a distance of **296.11 feet** to a 3/4 inch diameter iron pipe and cap found at the southeast corner of a 10.000 acre tract conveyed to Chris and David Fetherolf by Official Record 191 page 415;

Thence, with said 10.000 acre tract the following three courses:

- 1) **North 29° 17 min. 41 seconds East** a distance of **328.84 feet** to a 3/4 inch diameter iron pipe and cap found
- 2) **North 51° 16 min. 55 seconds West** a distance of **539.75 feet** to a 3/4 inch diameter iron pipe and cap found
- 3) **North 40° 44 min. 02 seconds East** a distance of **204.20 feet** to an iron pin and cap set at the southwest corner of a 2.2953 acre tract conveyed to Levi A. Mayo by Official Record 277 page 2130;

Thence, with the southwest line of said 2.2953 acre tract, **South 48° 16 min. 00 seconds East** a distance of **200.00 feet** to an iron pin and cap previously set at the southernmost corner of said 2.2953 acre tract;

Thence, across said 12.0186 acre tract, the following three new courses:

- 1) **South 48° 15 min. 36 seconds East** a distance of **325.93 feet** to an iron pin and cap set
- 2) **North 41° 15 min. 53 seconds East** a distance of **196.76 feet** to an iron pin and cap set
- 3) **North 37° 20 min. 53 seconds East**, passing an iron pin and cap set at 271.10 feet, a total distance of **304.10 feet** to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, **South 48° 16 min. 00 seconds East** a distance of **200.00 feet** returning to **The True Point of Beginning** containing **8.3329 Acres** more or less.


Subject to and with the benefit of a 20 foot Drainage Easement, tangent to and 20 feet south west of the southwest right-of-way line of said State Route 56 and being more particularly shown on plat accompanying this legal description.

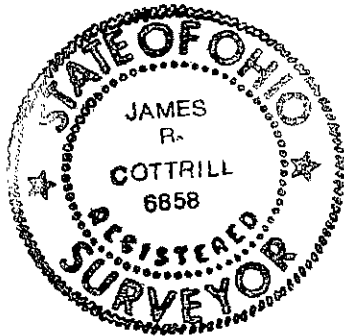
Bearings are based on the centerline of State Route 56 (South 48° 16 min. East) as described in Official Record 273 page 1.

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 January 30, 2013 by James R. Cottrill registration #6858. (Job #S130110-8-3329AC)

  
James R. Cottrill, PS



## **Cottrill Surveying, LLC**

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

### **3.6950 Acre Tract Surveyed for James Conley**

The following described 3.6950 acre tract is situated in the state of Ohio, Madison County, Oak Run Township, VMS 1020 and 5423, being part of a 12.0186 residual acre tract conveyed to James C Conley by Official Record 273 page 1, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of Van Wagner Road (County Road 84)(48 feet right-of-way) with the centerline of State Route 56 (60 feet right-of-way) being the northernmost corner of a 1.00 acre tract conveyed to Donald R and Judith K Daniels by Deed Book 224 page 54;

Thence, with the centerline of said State Route 56, South 48° 16 min. 00 seconds East a distance of 627.09 feet to the northeast corner of a 2.2953 acre tract conveyed to Levi A Mayo by Official Record 277 page 2130 and **The True Point of Beginning**;

Thence, continuing with the centerline of said State Route 56, **South 48° 16 min. 00 second East** a distance of **309.79 feet** to a point in said centerline;

Thence, across said 12.0186 acre tract, the following three new courses:

- 1) **South 37° 20 min. 53 seconds West**, passing an iron pin and cap set at 33.00 feet, a total distance of **304.10 feet** to an iron pin and cap set
- 2) **South 41° 15 min. 53 seconds West** a distance of **196.76 feet** to an iron pin and cap set
- 3) **North 48° 15 min. 36 seconds West** a distance of **325.93 feet** to an iron pin and cap previously set at the southeast corner of said 2.2953 acre tract;

Thence, with the southeast line of said 2.2953 acre tract, **North 40° 44 min. 02 seconds East**, passing an iron pin and cap previously set at 470.00 feet, a total distance of **500.00 feet** returning to **The True Point of Beginning** containing **3.6950 Acres** more or less.

Subject to and with the benefit of a 20 foot Drainage Easement, tangent to and 20 feet south west of the southwest right-of-way line of said State Route 56 and being more particularly shown on plat accompanying this legal description.

Bearings are based on the centerline of State Route 56 (South 48° 16 min. East) as described in Official Record 273 page 1.

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 January 30, 2013 by James R. Cottrill registration #6858. (Job #S130110-3-6950AC)

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James R. Cottrill, PS