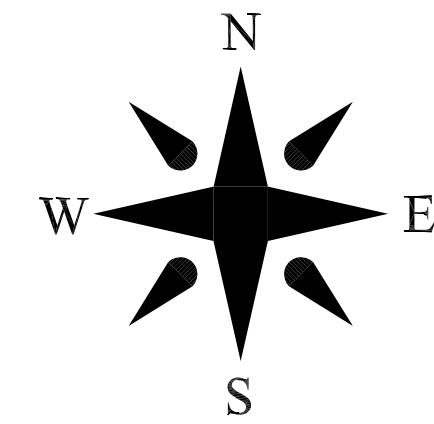
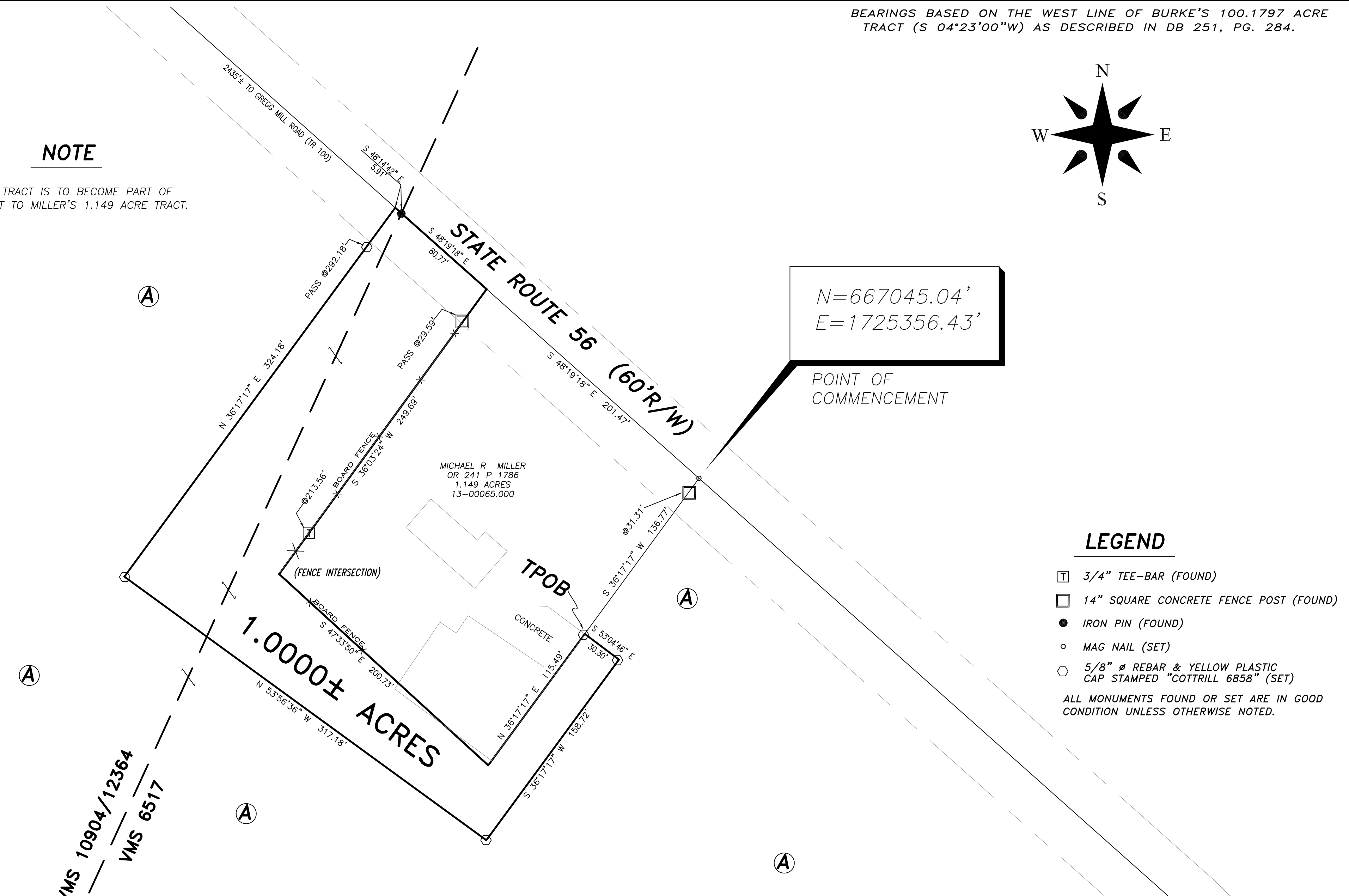


BEARINGS BASED ON THE WEST LINE OF BURKE'S 100.1797 ACRE TRACT (S 04°23'00"W) AS DESCRIBED IN DB 251, PG. 284.



**NOTE**

1.0000 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO MILLER'S 1.149 ACRE TRACT.



$N=667045.04'$   
 $E=1725356.43'$   
 POINT OF COMMENCEMENT

**LEGEND**

- ⊥ 3/4" TEE-BAR (FOUND)
  - 14" SQUARE CONCRETE FENCE POST (FOUND)
  - IRON PIN (FOUND)
  - MAG NAIL (SET)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**DEED REFERENCE**  
**KELLEY & LOISE LYTTA**  
**MANN'S**  
**DB 292, PG. 827**  
 (A) **31.8203 ACRES**  
 13-00028.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY

5/23/14

**COTTRILL SURVEYING, L.L.C.**

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

**1.0000± ACRES**  
**VMS 6517, 10904/12364,**  
**OAK RUN TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MIKE MILLER**

DATE DRAWN: 5/21/14	SCALE : 1" = 50' 50' 25' 0 50'	CREW: MW DWN. BY: MW & RC
JOB # S140507		

## **Cottrill Surveying, LLC**

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

### **1.0000 Acre Tract Surveyed for Mike Miller**

The following described 1.0000 acre tract is situated in the state of Ohio, Madison County, Oak run Township, VMS 6517 and 1090/12364, and being part of a 31.8203 acre tract (1300028.000) conveyed to Kelley and Loise Lytta Manns by Deed Book 292 page 827, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 56 (60 feet right-of-way) corner to said 31.8203 acre tract and that the Northeast corner of a 1.149 acre tract conveyed to Michael R Miller by Official Record 241 page 1786, said nail is also 2720 feet Southeast along the centerline of State Route 56 from the intersection of Gregg Mill Road (Township Road 100);

Thence, with the Southeast line of said 1.149 acre tract, South 36° 17' 17" West, passing a 14 in.<sup>2</sup> concrete fence post found at 31.31 feet, a total distance of 136.77 feet to an iron pin and cap set in said line at **The True Point of Beginning**;

Thence, across said 31.8203 acre tract the following four new courses:

- 1) **South 53° 04' 46" East** a distance of **30.30 feet** to an iron pin and caps set
- 2) **South 36° 17' 17" West** a distance of **158.72 feet** to an iron pin and caps set
- 3) **North 53° 56' 36" West** a distance of **317.18 feet** to an iron pin and cap set
- 4) **North 36° 17' 17" East**, passing an iron pin and cap set at 292.18 feet, a total distance of **324.18 feet** to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56 the following two courses:

- 1) **South 48° 14' 42" East** a distance of **5.91 feet** to an iron pin found in the line between said VMS 10904/12364 & 6517
- 2) **South 48° 19' 18" East** a distance of **80.77 feet** to the northernmost corner of said 1.149 acre tract

Thence, with said 1.149 acre tract the following three courses:

- 1) **South 36° 03' 24" West**, passing a 14 in.<sup>2</sup> concrete fence post found at 29.59 feet, also passing a 3/4 inch T-bar and cap found at 213.56 feet, a total distance of **249.69 feet** to the Southwest corner of said tract
- 2) **South 47° 33' 50" East** a distance of **200.73 feet** to the southernmost corner of said 1.149 acre tract
- 3) **North 36° 17' 17" East** a distance of **115.49 feet** returning to the true point of beginning containing **1.0000 Acres** more or less.

The hereinabove described 1.0000 acre tract is to become part of and contingent to Miller's 1.149 acre tract.

Bearings are bases on the West line of Burke's 100.1797 acre tract (South 04° 23' 00" West) as described in Deed Book 251 page 284.

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 23, 2014 by James R. Cottrill registration #6858. (Job #S140507-1-0000AC)

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James R. Cottrill, PS