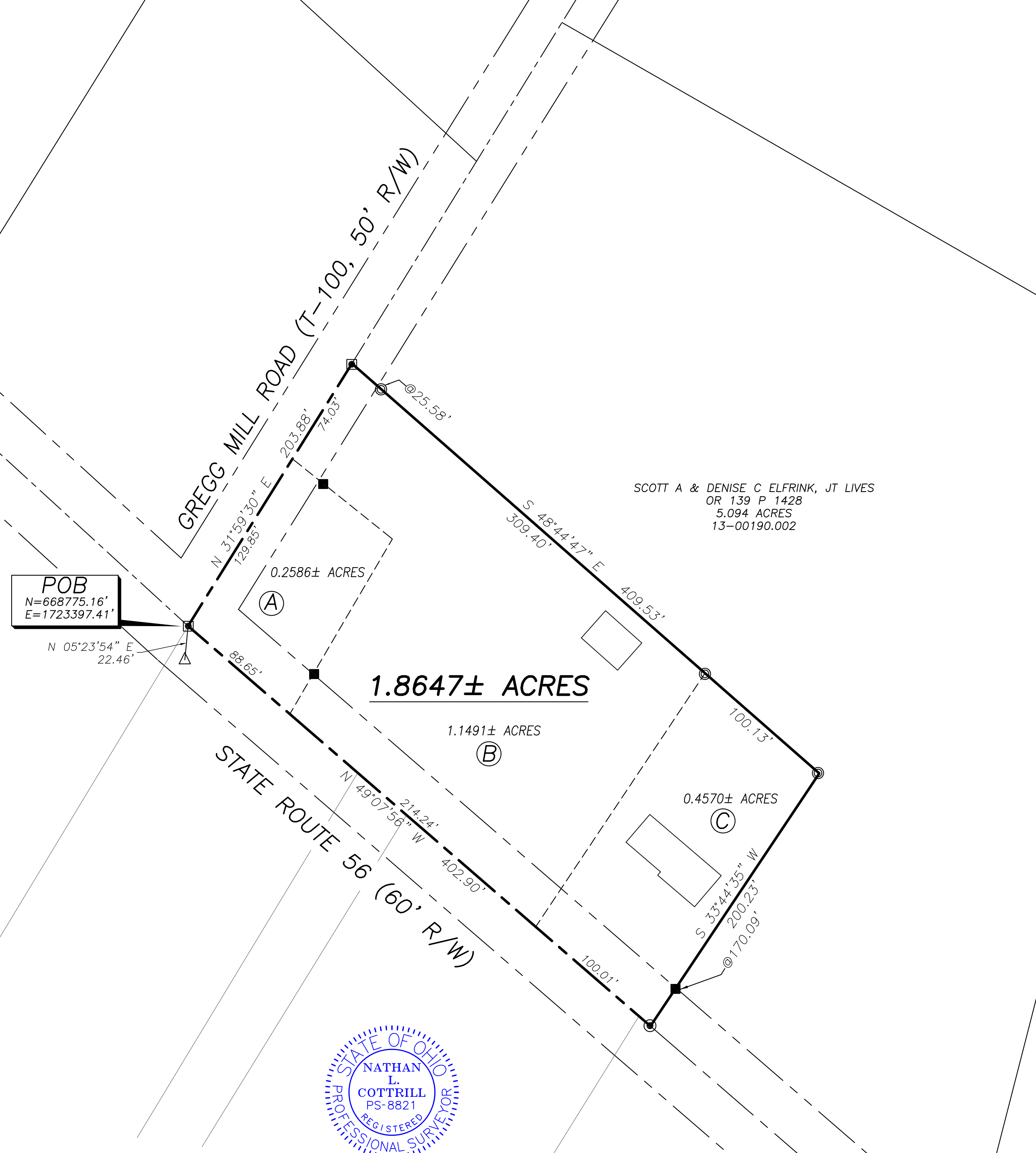


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 03/25/19  
WGS 1984 GEODETIC NORTH.



SCOTT A & DENISE C. ELFRINK, JT LIVES  
OR 139 P 1428  
5.094 ACRES  
13-00190.002

**POB**  
N=668775.16'  
E=1723397.41'

**DEED REFERENCE**

- OAK RUN TWP TRUSTEES  
DB 42 P 494
- (A) 0.25 ACRES  
PARCEL No.13-00213.000
  - OR P
  - (B) 1.137 ACRES  
PARCEL No.13-00111.000
  - (C) 0.45 ACRES  
PARCEL No.13-00108.000

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-006 (FOUND)
  - MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - 18" SQUARE CONCRETE FENCE POST (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
*Nathan Cottrill* DATE: 06/30/2022

**COTTRILL SURVEYING, INC**  
James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**1.8647± ACRES,**  
**VMS 10904-12364, OAK RUN TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR OAK RUN TWP**

SCALE : 1" = 50'	JOB No. S220603	CREW: MW
50' 25' 0 50'	SURVEYED 06/2022	DWN BY: JRC
	DRAWN 06/2022	CHECK: NC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **1.8647 Acre Tract** *Surveyed for Oak Run Township*

The following described 1.8647 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 10904-12364, being all of a 0.25 acre tract (Parcel 13-00213.000) conveyed to Oak Run Township Trustees by Deed Book 42 page 494, all of a 1.137 acre tract (Parcel 13-00111.000) and all of a 0.45 acre tract (Parcel 13-00108.000) both conveyed to Oak Run Township Trustees by Official Record \_\_\_ page \_\_\_\_, and being more particularly described as follows:

Beginning at a mag nail found at the centerline intersection of State Route 56 (60 feet right-of-way) and Gregg Mill Road (Township Road 100, 50 feet right-of-way) being the West corner of said 0.25 acre tract;

Thence, with the centerline of Gregg Mill Road, **North 31° 59' 30" East**, passing a corner to said 1.137 acre tract at 129.85 feet, a total distance of **203.88 feet** to a mag nail found at a corner to a 5.094 acre tract conveyed to Scott A and Denise E Elfrink, Joint Lives by Official Record 139 page 1428;

Thence, with said 5.094 acre tract with the following two courses:

- 1) **South 48° 44' 47" East**, passing a 3/4 inch diameter iron pipe found at 25.58 feet, passing a 3/4 inch diameter iron pipe found at the North corner of said 0.45 acre tract at 309.40 feet, a total distance of **409.53 feet** to a 3/4 inch diameter iron pipe found;
- 2) **South 33° 44' 35" West**, passing an 18 inch square concrete fence post found at 170.09 feet, a total distance of **200.23 feet** to a mag nail set in the centerline of State Route 56;

Thence, with the centerline of State Route 56, **North 49° 07' 56" West**, passing the South corner of said 1.137 acre tract at 100.01 feet, passing the South corner of said 0.25 acre tract at 314.25 feet, a total distance of **402.90 feet** returning to the **Point of Beginning**, containing **1.8647 Acres** more or less, of which 0.2586 acres more or less is all of said 0.25 acre tract, 1.1491 acres more or less is all of said 1.137 acre tract and 0.4570 acres more or less is all of said 0.45 acre tract.

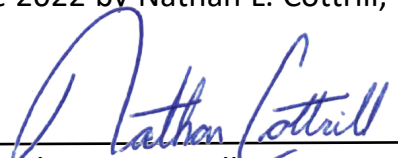
Bearings are based on a GPS observation on March 25, 2019, WGS 1984 Geodetic North.

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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed June 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220603-1.8647)



  
Nathan L. Cottrill, PS #8821