

86.439 ACRES

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DEED REFERENCE

ROBERT F. POTTS
JANICE M. POTTS
RONALD E. NELSON &
BETTY L. NELSON
D.B. 273 PG. 542
172.85 ACRES
(172.874 AC. BY THIS SURVEY)

LEGEND

- 5/8" DIA. IRON PIN (FOUND)
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- △ METAL FENCE POST

BEARINGS BASED ON THE LINE BETWEEN FAIRFIELD AND OAK RUN TOWNSHIPS (N71° 59' 23" E) AS DESCRIBED IN D.B. 273 PG. 542.



I HEREBY CERTIFY THAT THIS PLAT, DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 4-21-90

JAMES R. COTTRILL P.S.		
8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811		
PLAT OF		
86.439 & 86.439 ACRES, V.M.S. 1727 & 2698, OAK RUN TOWNSHIP, MADISON COUNTY, OHIO.		
DATE: 4-30-90	SCALE: 1" = 300' 300' 150' 0 300'	39-90

Situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1727 and 2698 and being a part of a 172.85 acre tract conveyed to Robert F. and Janice M. Potts, Ronald E. and Betty L. Nelson by Deed Book 273 Page 542 and being more particularly described as follows:

Beginning at an iron pin found at the Western most corner of 0.99 acre tract conveyed to Board of Madison County Commissioners by Deed Book 205 Page 122 and the Northern most corner of 220.8964 acre tract conveyed to Warren Renick by Deed Book 225 Page 344;

Thence, with the line between said 220.8964 acre tract and said 172.85 acre tract South 71 deg. 59 min. 23 sec. West 2023.45 feet to an iron pin found;

Thence, continuing with the same line South 23 deg. 10 min. 14 sec. West a distance of 4.89 feet to the true point of beginning

Thence, with the following three new lines across said 172.85 acre tract:

1) North 66 deg. 52 min. 47 sec. West a distance of 828.18 feet to an iron pin and cap set;

2) South 30 deg. 21 min. 48 sec. West a distance of 741.52 feet to iron pin and cap set;

3) South 47 deg. 14 min. 18 sec. West a distance of 2547.22 feet to an iron pin and cap set, in the North line of a 240.51 acre tract conveyed to Cloyd Evers, Etal. by Deed Book 220 Page 280;

Thence, with the following three lines of said 240.51 acre tract:

1) South 80 deg. 39 min. 41 sec. East a distance of 914.97 feet to a point in the centerline of Deercreek;

2) South 22 deg. 53 min. 36 sec. West passing an iron pin at 11.94 feet a total distance of 127.93 feet to an iron pin found;

3) South 70 deg. 14 min. 06 sec. East a distance of 1072.65 feet to an iron pin found in the Northeast corner of said 240.51 acre tract and in the West line of a 442 acre tract conveyed to Wilfred Garen by Deed Book 256 Page 392;

Thence, with the West line of said 442 acre tract and a 64.1146 acre tract conveyed to Wilfred Garen by Deed Book 275 Page 298, and the West line of said 220.8964 acre tract North 23 deg. 10 min. 14 sec. East a distance of 2907.65 feet to the true point of beginning containing 86.439 acres more or less.

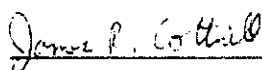
Bearings are based on the line between Fairfield and Oakrun Townships (North 71 deg. 59 min. 23 sec. East) as described in Deed Book 273 Page 542;

All as shown on the plat attached and made a part of hereof.

This deed is subject to a with the benefit of all legal highways, restrictions, easements, conditions, 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 April 19, 1990 by James R. Cottrill registration #6858.



James R. Cottrill, P.S. #6858

Situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1727 and 2698 and being a part of a 172.85 acre tract conveyed to Robert F. and Janice M. Potts, Ronald E. and Betty L. Nelson by Deed Book 273 Page 542 and being more particularly described as follows:

Beginning at an iron pin found at the Western most corner of 0.99 acre tract conveyed to Board of Madison County Commissioners by Deed Book 205 Page 122 and the Northeast corner of a 220.8964 acre tract conveyed to Warren Renick by Deed Book 225 Page 344;

Thence, with the North line of said 220.8964 acre tract South 71 deg. 59 min. 23 sec. West a distance of 2023.45 feet to an iron pin found;

Thence, with another line of said 220.8964 acre tract South 23 deg. 10 min. 14 sec. West a distance of 4.89 feet to an iron pin and cap set;

Thence, with the following three new lines across said 175.85 acre tract:

1) North 66 deg. 52 min. 47 sec. West a distance of 828.18 feet to an iron pin and cap set;

2) South 30 deg. 21 min. 48 sec. West a distance of 741.52 feet to an iron pin and cap set;

3) South 47 deg. 14 min. 18 sec. West a distance of 2547.22 feet to an iron pin and cap set in the North line of 240.51 acre tract conveyed to Cloyd Evers by Deed Book 220 Page 280;

Thence, with the North line of said 240.51 acre tract North 80 deg. 39 min. 41 sec. West a distance of 81.95 feet to an iron pin and cap set in the Northeast line of a 368 acre tract conveyed to R.W.Y. Farms Limited by Deed Book 257 Page 652;

Thence, with the following three lines of said 368 acre tract :

1) North 45 deg. 30 min. 27 sec. West a distance of 499.37 feet to an iron pin and cap set;

2) North 23 deg. 00 min. 20 sec. East a distance of 1068.53 feet to an iron pin found;

3) North 23 deg. 33 min. 48 sec. East a distance of 1888.90 feet to an iron fence post found in the South line of 149.1423 acre tract conveyed to Dewine Enterprise and John Baird by Deed Book 263 Page 781, said fence post is also in the Township line between Fairfield and Oakrun Townships and also in the V.M.S. line between V.M.S. 5637 and 1727;

Thence, with said township line and the South line of said 149.1423 acre tract South 66 deg. 54 min. 52 sec. East a distance of 1052.19 feet to an iron pin found in the West line of a 59.384 acre tract conveyed to Charles W. and Kathy L. Potts by Deed Book 241 Page 415;

Thence, with the following four lines of said 59.384 acre tract:

1) Leaving said Township line South 23 deg. 06 min. 23 sec. West a distance of 224.61 feet to an iron pin found;

2) South 66 deg. 51 min. 45 sec. East a distance of 464.28 feet to an iron pin found;

3) North 23 deg. 06 min. 23 sec. East a distance of 224.75 feet to an iron pin and cap set in said township and V.M.S. line

4) With said township and V.M.S. lines South 66 deg. 52 min. 47 sec. East a distance of 977.82 feet to an iron pin found at a corner of said township line and at the corner of V.M.S. 5637 V.M.S. 1727, and V.M.S. 2698, also said iron pin is at the Southwest corner of 15.313 acre tract conveyed to Ken M. Harsh by Deed Book 253 Page 566;

Thence, with the South line of said 15.313 acre tract and a 17.756 acre tract conveyed to Charles and Linda Bricker by Deed Book 240 Page 64, North 71 deg. 59 min. 23 sec. East passing the corner common to both 15.313 and 17.756 acre tracts, at 1253.74 feet a total distance of 1989.35 feet to an iron pin found at a corner of said 172.85 acre tract;

Thence, with the Northeast line of said 172.85 acre tract South 15 deg. 26 min. 56 sec. East a distance of 41.77 feet, returning to the point of beginning containing 86.439 acres more or less.

Bearings are based on the line between Fairfield and Oakrun Townships (North 71 deg. 59 min. 23 sec. East) as described in Deed Book 273 Page 542;

All as shown on the plat attached and made a part of hereof.

This deed is subject to all with the benefit of all legal highways, restrictions, easements, conditions, limitations, and reservations, of record, if any, and to zoning restrictions which have been imposed thereon, if any.

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This description is based on a field survey performed April 19 , 1990 by James R. Cottrill registration #6858.



James R. Cottrill, P.S. #6858