

BEARINGS BASED ON THE CL OF ST. RT. 56
(S 49°E) AS DESCRIBED IN D.B. 249
PG. 698.

FRANCIS HOLLAND
D.B. 249 PG. 698
28.8 AC. (SECOND TRACT)
28.341 AC. REMAINING
TO DATE



ST. RT. 56

S 49°00'00"E - 100.00'

N 40°56'00"E - 200.00'

S 40°56'00"W - 200.00'

EDDIE & BRENDA PEYTON
D.B. 251 PG. 256
0.459 ACRES

HENERY & JACQUELYN LINDSEY
D.B. 293 PG. 388
1.0 AC.

THIS 0.0918 ACRES IS TO BECOME
PART OF AND CONTINGENT TO
PEYTON'S 0.459 ACRE TRACT.

S 49°00'00"E - 100.00'

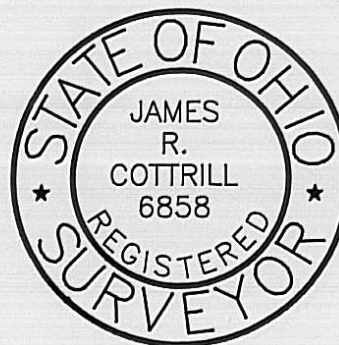
0.0918
ACRES

N 49°00'00"W - 100.00'

KATHERINE J. FERRIMAN
D.B. 270 PG. 756
11.50 AC.

LEGEND

- 12' SQUARE CONC. FENCE POST
 - T 3/4" IRON TEE BAR & CAP (FOUND)
 - △ 6" WOOD CORNER FENCE POST FOUND
 - PK NAIL SET OVER IRON PIN FOUND
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 8-21-93

JAMES R. COTTRILL P.S.

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

0.0918 ACRES, VMS 5423, OAK RUN
TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.

DATE DRAWN: 8-21-93
JOB # S930813
F. B. # 6

SCALE: 1" = 30'
30' 15' 0' 30'

98-93

Situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 5423 and being part of a 28.8 acre tract (second tract) (28.341 acres remaining to date) conveyed to Francis Holland by Deed Book 249, page 698 and being more particularly described as follows:

Beginning at a Pk nail set over an iron pin found in the centerline of State Route 56 (60 foot right-of-way) said iron pin is at the Eastern most corner of 0.459 acre tract conveyed to Eddie and Brenda Peyton by Deed Book 251, page 256 and also at the Northern most corner of a 1.00 acre tract conveyed to Henry and Jacquelyn Lindsey by Deed Book 293, page 388;

Thence, with the line between said 0.459 acre and 1.0 acre tract South 40 deg. 56 min. 00 sec. West passing a 12 inch square concrete fence post at 30.00 feet a total distance of 200.00 feet to an iron pin and cap set at the Southern most corner of said 0.459 acre tract;

Thence, continuing with the Northwest line of said 1.0 acre tract South 40 deg. 56 min. 00 sec. West, passing a 3/4 inch T bar found at the Western most corner of said 1.0 acre tract and the Northern most corner of a 11.50 acre tract conveyed to Katherine J. Ferriman by Deed Book 270, page 756 at 17.55 feet a total distance of 40.00 feet to an iron pin and cap set;

Thence, with the following two new lines across said 28.8 acre tract:

1) North 49 deg. 00 min. 00 sec. West being parallel to the centerline of State Route 56 a distance of 100.00 feet to an iron pin and cap set

2) North 40 deg. 56 min. 00 sec. East, passing a 6 inch wood corner fence post found at 39.00 feet, a total distance of 40.00 feet to the Western most corner of said 0.459 acre tract;

Thence, with the Southwest line of said 0.459 acre tract South 49 deg. 00 min. 00 sec. East a distance of 100.00 feet to the point of beginning containing 0.0918 acre more or less.

The here-in-above described 0.0918 acres is to become part of and contingent to Peyton's 0.459 acre tract.

Bearings are based on the centerline of State Route 56 (South 49 deg. East) as described in Deed Book 249, page 698.

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 Aug. 23, 1993 by James R. Cottrill registration #6858.