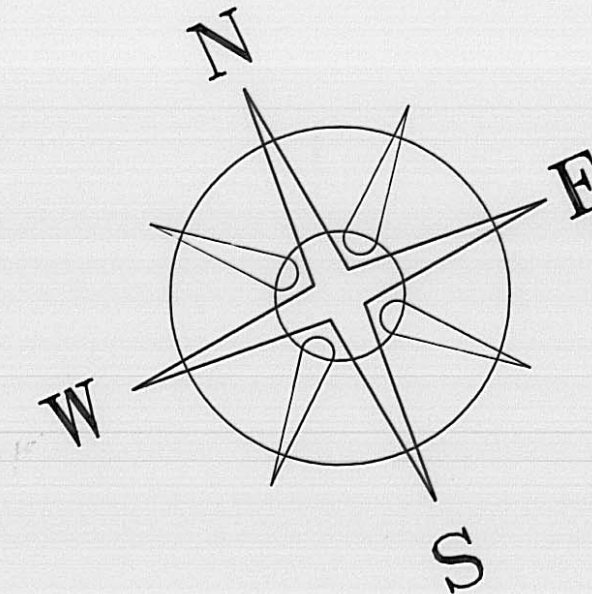


BROOKS F. BEERY II  
D.B. 290 PG. 225  
235 AC.

*Closes*  
20.208  
ACRES

ANNA B. WHITMER  
D.B. 251 PG. 192  
134 AC.



BEARINGS BASED ON THE  $\angle$  OF STATE ROUTE 56  
(N 66°20'W) AS DESCRIBED IN D.B. 290 PG. 225.

### LEGEND

- 1.5' SQUARE CONC. FENCE POST
- △ IRON PIN FOUND
- P K NAIL
- 5/8"  $\phi$  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: 2-26-94

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

20.208 ACRES, VMS 1727, OAK  
RUN TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.

DATE DRAWN:  
2-26-94  
JOB #S940214  
F. B. # 7

SCALE : 1" = 200'  
200' 100' 0 200'

29-94



Situated in the County of                      Madison                      in the State  
of Ohio and in the Township              of Oak Run              and bounded and described as  
follows:

V.M.S. 1727 and being part of a 235 acre tract conveyed to Brooks F. Beery II by Deed Book 290 Page 225 and being more particularly described as follows:

Beginning at an iron pin found at the Southeast corner of said 235 acre tract and at the Southwest corner of a 134 acre tract conveyed to Anna B. Whitmer by Deed Book 251 Page 192 said iron pin is also in the centerline of State Route 56 (60 foot right-of-way);

Thence, with the said centerline North 66 deg. 20 min. 00 sec. West a distance of 408.00 feet to a PK nail set at an angle point in said centerline;

Thence, continuing with said centerline North 50 deg. 34 min. 24 sec. West a distance of 42.00 feet to a PK nail set in said centerline;

Thence, with the following three new lines across said 235 acre tract:

1) North 24 deg. 44 min. 00 sec. East, passing an iron pin and cap set at 32.00 feet, and 1, 927.54 feet, a total distance of 1,952.54 feet to a point in the centerline of Deer Creek;

2) South 63 deg. 28 min. 00 sec. East, with the centerline of Deer Creek a distance of 227.24 feet;

3) continuing with the centerline of Deer Creek South 74 deg. 08 min. 00 sec. East a distance of 224.10 feet to a point in the West line of said Whitmer's 134 acre tract;

Thence, with said West line South 24 deg. 44 min. 00 sec. West, passing an iron pin and cap set at 25.00 feet and a 1 1/2 foot square concrete fence post found at 1,951.59 feet, a total distance of 1,983.00 feet to the point of beginning containing 20.208 acres more or less.

Bearings are based on centerline of State Route 56 (North 66 deg. 20 min. West) as described in Deed Book 290 Page 225.

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 Feb. 26, 1994 by James R. Cottrill registration #6858.