



BEARINGS BASED ON THE  $\angle$  OF MOORMAN ROAD  
(N 37°E) AS DESCRIBED IN D.B. 155 PG. 649.

FRANCIS J. HOLLAND  
D.B. 155 PG. 649  
136.96 AC.

2.0000  
ACRES

*Closes  
perfect*

STATE ROUTE 56

MOORMAN ROAD (50' R/W)

ARNOLD GROVE DITCH #70

### LEGEND

- 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.



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

2.0000 ACRES, VMS 2696,  
OAK RUN TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

*James R. Cottrill* DATE: *4-29-94*

DATE DRAWN:  
4-29-94  
JOB # S940416  
F. B. # 8

SCALE : 1" = 50'  
50' 25' 0 50'

*44-94*



Situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 2696, being part of a 136.96 acre tract conveyed to Francis J. Holland by Deed Book 155 Page 649 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Moorman Road (50 foot right-of-way) said PK nail bears South 37 deg. 00 min. 00 sec. West a distance of 917.57 feet from an iron pin found at the centerline intersection of said Moorman Road with the centerline of State Route 56 said iron pin being the Northeast corner of said 136.96 acre tract;

Thence, continuing with the centerline of Moorman Road South 37 deg. 00 min. 00 sec. West a distance of 200.00 feet to a PK nail set in said centerline in a bridge over Arnold Grove Ditch No. 70;

Thence, with the following three new line across said 136.96 acre tract:

- 1) North 59 deg. 18 min. 14 sec. West passing an iron pin and cap set at 50.00 feet a total distance of 438.25 feet to an iron pin and cap set
- 2) North 37 deg. 00 min. 00 sec. East, being parallel to the centerline of Moorman Road a distance of 200.00 feet to an iron pin and cap set
- 3) South 59 deg. 18 min. 14 sec. East, passing an iron pin and cap set at 412.12 feet, a total distance of 438.25 feet to the point of beginning containing 2.0000 acres more or less.

Bearings are based on the centerline of Moorman Road (North 37 deg. East) as described in Deed Book 155 Page 649.

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 pin set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed April 29, 1994 by James R. Cottrill |  
registration#6858.