



BEARINGS BASED ON THE ϕ OF STATE ROUTE 56
(N42°25'39"W) AS DESCRIBED IN D.B. 264 PG. 685.

DEED REFERENCE

FRED & PHYLLIS T. WELLS
D.B. 264 PG. 685
53.8225 ACRES

SHIRLEY SHOAF
LIFE ESTATE
D.B. 220 PG. 161
120.93
PARCEL NOS. 207
THUR 210

33.8478
ACRES
Closed

20.0015
ACRES
Closed

WALNUT RUN

ORIGINAL ϕ OF S.R. 56
VARIABLE R/W, SEE ODOT
PLANS MAD-56-(11.78) AND
EASEMENT GRANTED BY D.B.
229, PG. 211.

LEGEND

- 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED '5969' FOUND
 - 5" IRON CORNER FENCE POST FOUND
 - △ 3-1/2" IRON CORNER FENCE POST FOUND
 - POINT IN ROAD
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

*20.0015 ACRES
1.5 MIC 2
1.5 MID 2
10.0 So
7.0015 LEB

MAXID INC.
AN OHIO CORP.
D.B. 264 PG. 740
296.5509 AC.

VMS LINE SCALED FROM TAX MAP
VMS 4086
VMS 7262



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 10-17-95

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

33.8478 & 20.0015 ACRES, VMS 4086 & 7262, OAK RUN TOWNSHIP, MADISON COUNTY, OHIO.
SURVEYED FOR WELLS 55-95

DATE DRAWN: 10-17-95	SCALE: 1" = 200'
JOB #S951008	200' 100' 0 200'
F. B. # 11	

55-95

The following described 33.8478 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 4086 and 7262 and being part of a 53.8225 acre tract conveyed to Fred and Phyllis T. Wells by Deed Book 264 Page 685 and being more particularly described as follows:

Beginning in the centerline of State Route 56 at the Northern most corner of said 53.8225 acre tract said point also being the northeast corner of a 120.93 acre tract conveyed to Shirley Shoaf Life Estate by Deed Book 220 Page 161;

Thence, with the centerline of State Route 56 South 41° 43' 15" East a distance of 640.15 feet to an angle point in said centerline;

Thence, continuing with the centerline of State Route 56 South 42° 25' 39" East a distance of 248.03 feet to a point in said centerline;

Thence, across said 53.8225 acre tract the following three courses:

1) South 35° 22' 00" West, passing an iron pin and cap at 79.77 feet, also passing an iron pin and cap at 573.49 feet, also passing the centerline of Walnut Run at 791.99 feet, a total distance of 903.71 feet to an iron pin and cap set

2) South 54° 38' 00" East a distance of 221.14 feet to an iron pin and cap set near the South bank of said Walnut Run

3) South 33° 29' 50" East a distance of 388.61 feet to an iron pin and cap set in the North line of a 296.5509 acre tract conveyed to Maxio Inc. an Ohio Corp. by Deed Book 264 Page 740;

Thence, with said north line the following two courses:

1) North 89° 32' 57" West a distance of 842.69 feet to a 3 1/2 inch diameter metal corner fence post found

2) South 50° 08' 17" West a distance of 577.80 feet to a 5 inch diameter metal corner fence post found corner to said 120.93 acre tract;

Thence, with said 120.93 acre tract the following two courses:

1) North 19° 10' 32" West a distance of 280.53 feet to a 3/4 inch iron pipe and yellow plastic cap stamped 5969 found in the North bank of Walnut Run

2) North 25° 06' 38" East, passing a 3/4 inch iron pipe and yellow plastic cap stamped 5969 found at 2062.66 feet, a total distance of 2152.02 feet to the point of beginning containing 33.8478 acres more or less of which 31.7648 acres is in V.M.S. 4086 and 2.0830 acres is in V.M.S. 7262.

Bearings are based on the centerline of State Route 56 (North 42° 25' 39" West) as described in Deed Book 264 Page 685.

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 Oct. 17, 1995, by James R. Cottrill registration #6858.

The following described 20.0015 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 4086 and being part of a 53.8225 acre tract conveyed to Fred and Phyllis T. Wells by Deed Book 264 Page 685 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 said point is the eastern most corner of said 53.8225 acre tract and the Northeast corner of a 296.5509 acre tract conveyed to Maxio Inc. an Ohio Corp. by Deed Book 264 Page 740;

Thence, with the North line of said 296.5509 acre tract the following two courses:

1) South 70° 01' 32" West passing a 3/4 inch iron pipe and yellow plastic cap stamped 5969 found at 62.90 feet, a total distance of 694.82 feet to a 3 1/2 inch diameter metal fence post found

2) North 89° 32' 57" West a distance of 351.94 feet to an iron pin and cap set

Thence, across said 53.8225 acre tract the following three courses:

1) North 33° 29' 50" West a distance of 388.61 feet to an iron pin and cap set

2) North 54° 38' 00" West a distance of 221.14 feet to an iron pin and cap set

3) North 35° 22' 00" East, passing the centerline of Walnut Run at 111.72 feet, also passing an iron pin and cap set at the top of the hill at 330.22 feet, also passing an iron pin and cap set at 823.94 feet, a total distance of 903.71 feet to a point in the centerline of State Route 56;

Thence, with said centerline the following two courses:

1) South 42° 25' 39" East a distance of 1258.56 feet to an angle point in said centerline

2) South 47° 19' 11" East a distance of 37.52 feet to the point of beginning containing 20.0015 acres more or less.

Bearings are based on the centerline of State Route 56 (North 42° 25' 39" West) as described in Deed Book 264 Page 685.

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 Oct. 17, 1995, by James R. Cottrill registration #6858.