



BEARINGS ARE BASED ON THE C OF HUME-LEVER ROAD (T-63) (N 16° 42' 30" W) AS DESCRIBED IN DB. 255 PG. 291.

**LEGEND**

- 1/2" IRON PIPE (FOUND)
  - T 3/4" IRON TEE BAR & CAP (FOUND)
  - RAIL ROAD SPIKE
  - 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: 7-1-96

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

3.510 ACRES, VMS. 5433, DAK RUN & FAIRFIELD TOWNSHIP, MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RANDY REDDING.

DATE DRAWN: 6-28-96	SCALE: 1" = 60'	71-96
JOB # S960617 F. B. # 13	60' 30' 0 60'	

71-96

The following described 3.510 acre tract is situated in the State of Ohio, Madison County, Oak Run and Fairfield Township, V.M.S. 5433 and being part of a 16.168 acre tract conveyed to Randy F. Redding by Deed Book 255, Page 291 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Hume-Lever Road (50 foot right-of-way) (Township Road 63) said spike is at the northwest corner of said 16.168 acre tract also being the southwest corner of a 85.830 acre tract conveyed to Richard L. Hunter by Official Record 16, Page 627;

Thence, with the line between said 16.168 acre and 85.830 acre tracts South 87 deg. 17 min. 38 sec. East, passing an iron pin and cap set at 26.27 feet, also passing the line between Fairfield and Oak Run Townships at 81.58 feet, also passing an iron pin and cap set at 470.81 feet, a total distance of 610.82 feet to a point in the centerline of Van Cleve Ditch;

Thence, across said 16.168 acre tract the following two new courses:

- 1) South 24 deg. 22 min. 44 sec. West a distance of 268.13 feet to a point in the centerline of said ditch;
- 2) South 76 deg. 18 min. 35 sec. West passing an iron pin and cap set at 50.00 feet, also passing the line between Fairfield and Oak Run Townships at 326.21 feet, also passing an iron pin and cap set at 375.35 feet, a total distance of 400.43 feet to a railroad spike set in the centerline of Hume Lever Road;

Thence, with said centerline North 16 deg. 42 min. 30 sec. West a distance of 384.04 feet to the point of beginning containing 3.510 acres more or less, of which 2.864 acres is in Fairfield Township and 0.646 acres is in Oak Run Township.

Bearings are based on the centerline of Hume Lever Road (Township Road 63) (North 16 deg. 42 min. 30 sec. West) as described in Deed Book 255, Page 291.

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 June 28, 1996 by James R. Cottrill, registration #6858.