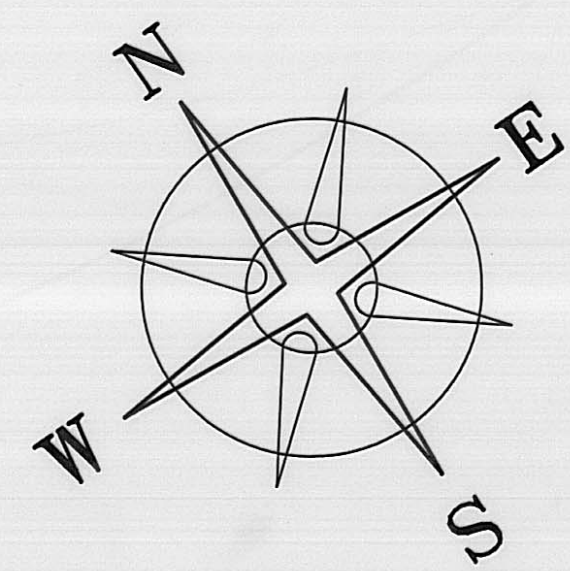


penciled
in
#57



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



SHIRLEY SHOAF
LIFE ESTATE
D.B. 220 PG. 161
120.93 AC.

JOHN W. & RHONDA
LONG
OR 29 PG. 119
33.8478 AC.

GERALD L. REYNOLDS &
DAWN ROY
OR 26 PG. 562
20.0015 AC.

LEGEND

- 1" I.D. IRON PIPE (FOUND)
- P K NAIL
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



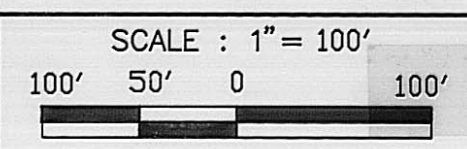
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 2-26-96

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

3.1926, 3.4114, & 5.0000 ACRES,
VMS 4086, OAK RUN TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR JOHN LONG

DATE DRAWN:
2-26-96
JOB #S960211
F. B. # 12



77 - 96

Description of 5.0000 acre tract
Surveyed for John Long

The following described 5.0000 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 4086, and being part of a 33.8478 acre tract conveyed to John W. and Rhonda Long by Official Record 29 Page 119 and being more particularly described as follows:

Beginning at PK nail previously set in the centerline of State Route 56 said Pk nail is at the Northwest corner of a 20.0015 acre tract conveyed to Gerald L. Reynolds and Dawn Roy by Official Record 26 Page 562 said Pk nail is also the Northeast corner of said 33.8478 acre tract;

Thence, with the Northwest line of said 20.0015 acre tract South 35 deg. 22 min. 00 sec. West, passing an iron pin and cap previously set at 79.77 feet, and a 573.49 feet, also passing an iron pin and cap set 747.20 feet, a total distance of 827.20 feet to an iron pin and cap set on the South bank of Walnut Run;

Thence, across said 33.8478 acre tract the following two new courses:

- 1) North 41 deg. 43 min. 15 sec. West, crossing Walnut Run, a total distance 270.68 feet to an iron pin and cap set
- 2) North 35 deg. 22 min. 00 sec. East, passing an iron pin and cap set at 147.77 feet, and also at 747.19 feet, a total distance of 824.06 feet to a point in the centerline of State Route 56;

Thence, with said centerline the following two courses:

- 1) South 41 deg. 43 min. 15 sec. East a distance of 21.97 feet to a PK nail set at an angle point in said centerline
- 2) South 42 deg. 25 min. 39 sec. East a distance of 248.03 feet to the point of beginning containing 5.0000 acres more or less.


With the benefit of a 20 foot drainage easement as shown on the plat accompanying this description.

Bearings are based on the centerline of State Route 56 (North 42 deg. 25 min. 39 sec. 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 Feb. 26, 1996 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 3.4114 acre tract
Surveyed for John Long

The following described 3.4114 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 4086 and being part of a 33.8478 acre tract conveyed to John W. and Rhonda Long by Official Record 29 Page 119 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 said point bears South 41 deg. 43 min. 15 sec. East a distance of 392.75 feet from the Northwest corner of said 33.8478 acre tract also being the Northeast corner of a 120.93 acre tract conveyed to Shirley Shoaf Life Estate by Deed Book 220 Page 161;

Thence, across said 33.8478 acre tract the following three new lines:

1) South 35 deg. 22 min. 00 sec. West, passing an iron pin and cap set at 78.82 feet, a total distance of 676.29 feet to an iron pin and cap set

2) South 41 deg. 43 min. 15 sec. East being parallel to the centerline of State Route 56 a total distance of 225.43 feet to an iron pin and cap set

3) North 35 deg. 22 min. 00 sec. East, passing an iron pin and cap set at 599.42 feet, a total distance of 676.29 feet to the centerline of State Route 56;

Thence, with said centerline North 41 deg. 43 min. 15 sec. West a distance of 225.43 feet to the point of beginning containing 3.4114 acres more or less.

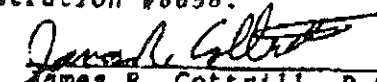
With the benefit of a 20 foot drainage easement as shown on the plat accompanying this description.

Bearings are based on the centerline of State Route 56 (North 42 deg. 25 min. 39 sec. 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 Feb. 26, 1996 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.
Registration #6858

Description of 3.1926 Acre Tract
Surveyed for John Long

The following described 3.1926 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 4086, and being part of a 33.8478 acre tract conveyed to John W. and Rhonda Long by Official Record 29 page 119 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 said point bears South 41 deg. 43 min. 15 sec. East a distance of 167.32 feet from the Northwest corner of said 33.8478 acre tract and 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 deg. 43 min. 15 sec. East a distance of 225.43 feet to a point in said centerline;

Thence, across said 33.8478 acre tract the following three new courses:

- 1) South 35 deg. 22 min. 00 sec. West, passing an iron pin and cap set at 78.82 feet a total distance of 676.29 feet to an iron pin and cap set
- 2) North 41 deg. 43 min. 15 sec. West being parallel to the centerline of State Route 56 a distance of 196.51 feet to an iron pin and cap set
- 3) North 33 deg. 00 min. 09 sec. East passing an iron pin and cap set at 601.75 feet, a total distance of 683.33 feet returning to the point of beginning containing 3.1926 acres more or less.

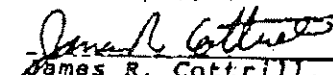
With the benefit of a 20 foot drainage easement as shown on the plat accompanying this description.

Bearings are based on the centerline of State Route 56 (North 42 deg. 25 min. 39 sec. 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 Feb. 26, 1996 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.
Registration #6858