

# DEED REFERENCE

WILLIAM ARLIN & ANNABELLE BIGGS  
D.B. 209 PG. 241  
100 ACRES

PHYLLIS JANE RYAN  
D.B. 295 PG. 819  
198.50 AC.

DOUBLE E FARMS  
D.B. 156 PG. 155  
380 AC.

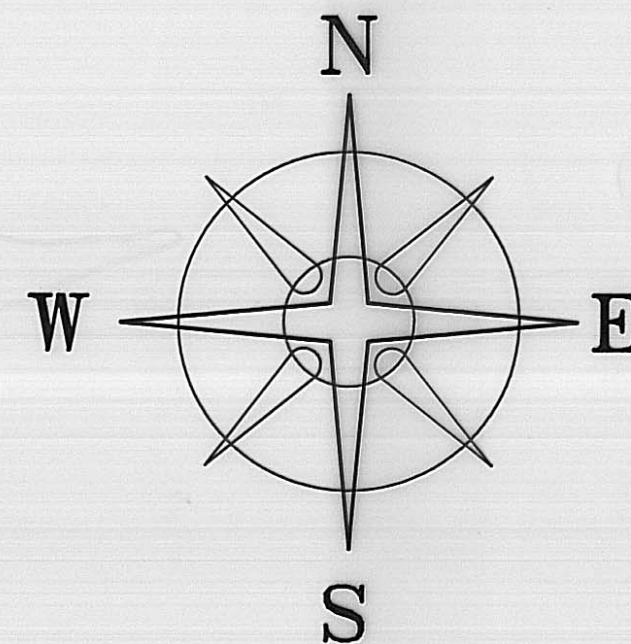
PATRICIA VAN HORN  
D.B. 294 PG. 666  
85.85 AC.

SIDNEY V. WILSON  
D.B. 159 PG. 567  
1.00 AC.

C. PHILLIP & HOLLIE WILSON  
D.B. 291 PG. 512  
7.900 AC.

KEVIN BRET & PEGGY LYNN SHOEMAKER  
D.B. 253 PG. 296  
1.0586 AC.

LINE#	BEARING	DISTANCE
L1	N 12°44'43" E	224.87'
L2	N 80°08'11" W	47.51'
L3	N 21°56'03" E	138.72'
L4	N 80°08'11" W	143.72'
L5	S 84°06'22" W	18.50'



BEARINGS BASED ON THE  $\angle$  OF BIG PLAIN - CIRCLEVILLE ROAD  
(S 85°40'E) AS DESCRIBED IN D.B. 209 PG. 241.

## LEGEND

- ① 3/4" IRON "T" BAR & CAP
- IRON PIPE & AL. CAP STAMPED "7377" (FOUND)
- △ 12" WOOD FENCE (FOUND)
- IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
- IRON PIN (FOUND)
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

17 - 97

**JAMES R. COTTRILL P.S.**

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

98.4534 $\pm$  ACRES, VMS 1020 & 4124,  
OAK RUN TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO.

DATE DRAWN: 1-2-97	SCALE: 1" = 300'	CREW: JJ, BM, NM, EM
JOB #5961210A	300' 150' 0 300'	DWN. BY: RC
F. B. # 14		CK. BY: RC

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

DATE: 12-97





Description of 98.4534 acre tract

The following described 98.4534 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020 and 4124, and being all that remains of 100 acre tract conveyed to William Arlin and Annabelle Biggs by Deed Book 209 Page 241 and being more particularly described as follows:

Beginning at iron pin found at the centerline intersection of Big Plain-Circleville Road (County Road 4) with the centerline of Gregg Mill Road (Township Road 100) said iron pin also being corner to said 100 acre tract;

Thence, with the centerline of said Big Plain-Circleville Road North 85 deg. 40 min. 00 sec. West a distance of 1056.45 feet to the Southeast corner of a 0.0864 acre tract surveyed by this surveyor 12-27-96 not recorded to date.

Thence, with the East line of said 0.0864 acre tract North 12 deg. 44 min. 43 sec. East, passing an iron pin and cap set at 26.08 feet, a total distance of 224.87 feet to an iron pin and cap set;

Thence, with the North line of said 0.0864 acre tract North 80 deg. 08 min. 11 sec. West, passing a 3/4 inch iron pipe and aluminum cap stamped NCB 5969 (found) at the Northeast corner of a 1.0586 acre tract conveyed to Kevin Bret and Peggy Lynn Shoemaker by Deed 253 Page 296 at 16.56 feet, a total distance of 47.51 feet to an iron pin and cap set at the southeast corner of a 0.4476 acre tract surveyed by this surveyor 12-27-96 not recorded to date.

Thence, with the following two courses of said 0.4476 acre tract:

1) North 21 deg. 56 min. 03 sec. East a distance of 138.72 feet to an iron pin and cap set

2) North 80 deg. 08 min. 11 sec. West a distance of 143.72 feet to an iron pin and cap set in the East line of a 198.50 acre tract conveyed to Phyllis Jane Ryan by Deed Book 295 Page 819;

Thence, with the East line of said 198.50 acre tract North 21 deg. 56 min. 03 sec. East a distance of 3315.19 feet to an iron pin and cap set at the Southwest corner of 380 acre tract conveyed to the Double E Farms by Deed Book 156 Page 155;

Thence, with the Southwest line of said 380 acre tract South 67 deg. 00 min. 57 sec. East a distance of 1245.84 feet to a 12 inch wood fence post found at the Northwest corner of 85.85 acre tract conveyed to Patricia Van Horn by Deed Book 294 Page 666;

Thence, with the West line of said 85.85 acre tract South 21 deg. 55 min. 22 sec. West, passing the Northwest line of a 7.900 acre tract conveyed to C. Phillip and Hollie Wilson by Deed Book 291 Page 512 at 2216.23 feet, also passing the Northwest corner of a 1.00 acre tract conveyed to Sidney V. Wilson by Deed Book 159 Page 567 at 2978.30 feet, also passing a 3/4 inch iron T bar and cap found at 3255.12 feet, a total distance of 3284.99 feet, to an iron pin found in the centerline of Big Plain-Circleville Road said iron pin also being the Southwest corner of said 1.00 acre tract and the southeast corner of said 1.00 acre tract;

Thence, with the centerline of said Big Plain-Circleville Road South 84 deg. 06 min. 22 sec. West a distance of 18.50 feet returning to the point of beginning containing 98.4534 acres more or less.

Bearings are based on the centerline of Big-Plain Circleville Road (South 85 deg. 40 min. East) as described in Deed Book 209 Page 241.

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 Jan 2, 1997 by James R. Cottrill registration #6858.

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