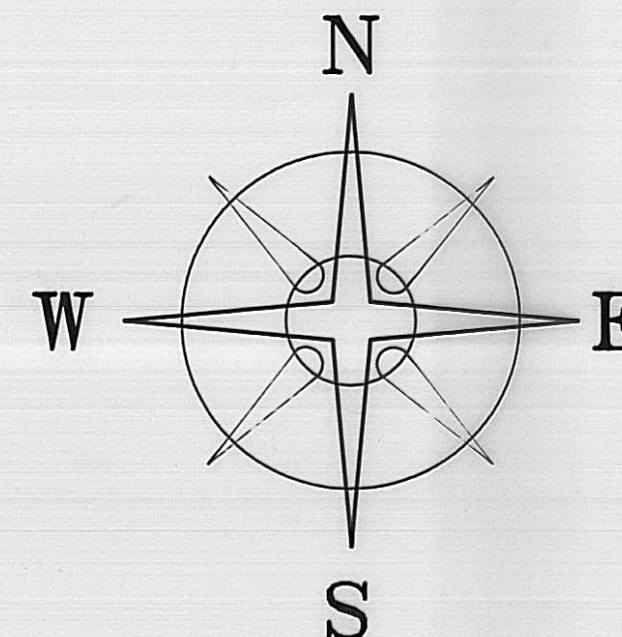
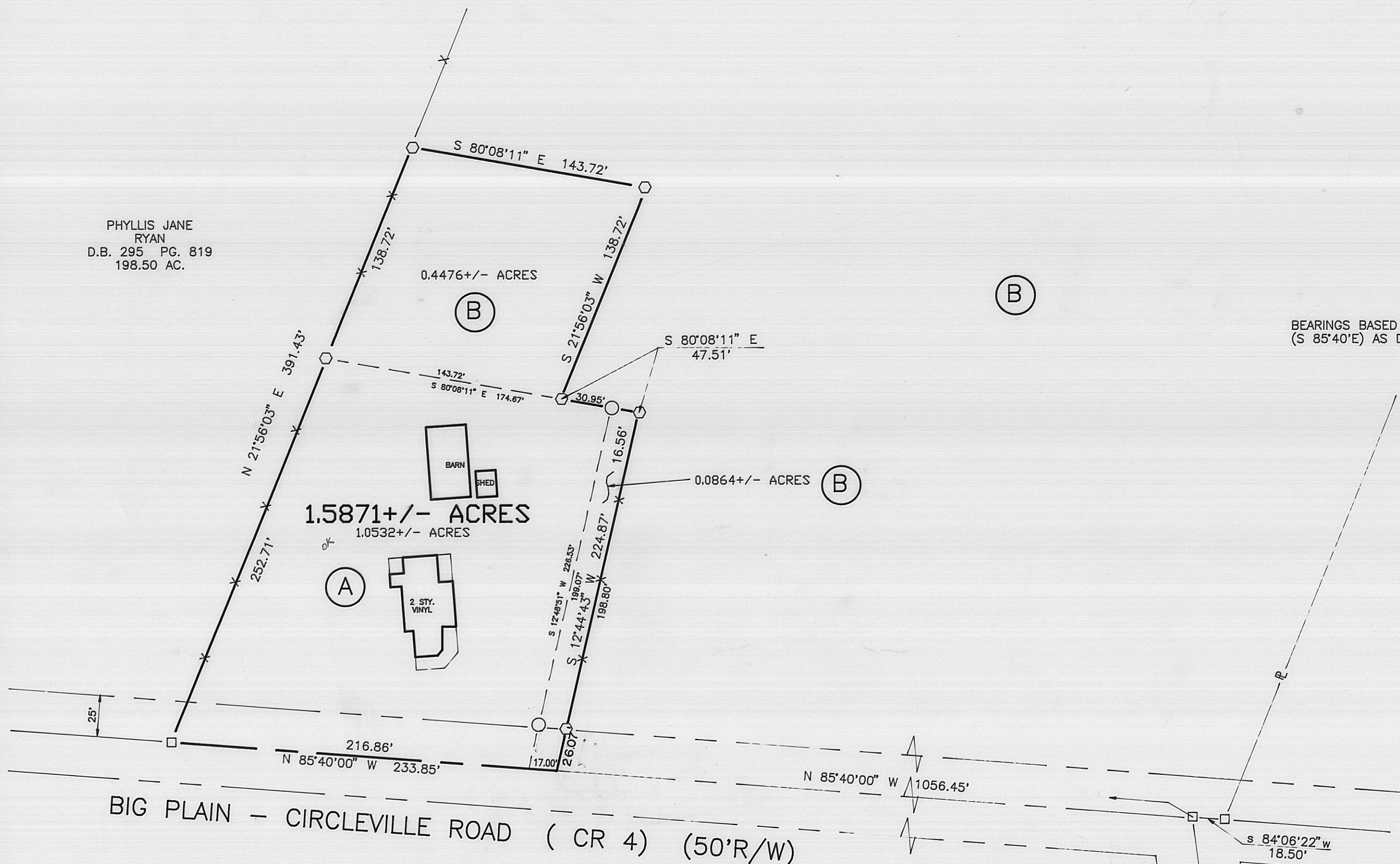


PHYLLIS JANE
RYAN
D.B. 295 PG. 819
198.50 AC.



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



DEED REFERENCE

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

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

LEGEND

- IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
- IRON PIN (FOUND)
- 5/8" ϕ 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

DATE: 1-2-97

JAMES R. COTTRILL P.S.

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

1.5871± ACRES, VMS 1020, OAK
RUN TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR BRET SHOEMAKER.

DATE DRAWN:
12-23-96
JOB # S961210
F. B. # 14

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

CREW: JJ, BM,
DWN. BY: RC
CK. BY: RC

Description of 1.5871 Acre Tract
Surveyed for Bret Shoemaker

The following described 1.5871 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020, and being all of a 1.0586 acre tract conveyed to Kevin Bret and Peggy Lynn Shoemaker by Deed Book 253 Page 296 and being part of a 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 in the centerline of Big Plain Circleville Road said iron pin is the southwest corner of said 1.0586 acre tract and the southeast corner of a 198.50 acre tract conveyed to Phyllis Jane Ryan by Deed Book 295 Page 819 said iron pin also bears North 85 deg. 40 min. 00 sec. West a distance of 1290.30 feet from a centerline intersection of said Big-Plain Circleville Road with the centerline of Gregg Mill Road;

Thence, with the East line of said 198.50 acre tract North 21 deg. 56 min. 03 sec. East, passing an iron pin and cap set at the Northwest corner of said 1.0586 acre tract at 252.71 feet, a total distance of 391.43 feet to an iron pin and cap set in said line;

Thence, across said 100 acre tract the following two new courses:

- 1) South 80 deg. 08 min. 11 sec. East being parallel to the North line of said 1.0586 acre tract a distance of 143.72 feet to an iron pin and cap set
- 2) South 21 deg. 56 min. 03 sec. West a distance of 138.72 feet to an iron pin and cap set in the North line of said 1.0586 acre tract

Thence, with said North line South 80 deg. 08 min. 11 sec. East, passing a 3/4 inch iron pipe and aluminum cap stamped NCB 5969(found) at the Northeast corner of said 1.0586 acre tract at 30.95 feet a total distance of 47.51 feet to an iron pin and cap set;

Thence, across said 100 acre tract with the following new courses South 12 deg. 44 min. 43 sec. West, passing an iron pin and cap set at 198.80 feet, a total distance of 224.87 feet to a point in the centerline of Big-Plain Circleville Road;

Thence, with said centerline North 85 deg. 40 min. 00 sec. West, passing the Southeast corner of said 1.0586 acre tract at 17.00 feet, a total distance of 233.85 feet returning to the point of beginning containing 1.5871 acres more or less. of which 1.0532 acres is all of said 1.0586 acre tract and 0.534 acres is from said 100 acre tract.

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 Dec. 23, 1997 by James R. Cottrill registration #6858.

Description of 0.4476 acre tract
Surveyed for Bret Shoemaker

The following described 0.4476 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020, and being part of a 100 acre tract conveyed to William Arlin and Annabelle Sigge by Deed Book 209 Page 241 and being more particularly described as follows: "

Beginning at and iron pin found in the centerline of Big Plain-Circleville Road (County Road 4) (50 foot right-of-way) said iron pin and cap is at the Southwest corner of a 1.0586 acre tract conveyed to Kevin Bret and Peggy Lynn Shoemaker by Deed Book 253 Page 296 said iron pin is also in the Southeast corner 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. 36 min. 03 sec. East a distance of 252.71 feet to an iron pin and cap set at the Northwest corner of said 1.0586 acre tract said iron pin and cap also being the true point of beginning;

Thence, continuing with the East line of said 198.50 acre tract North 21 deg. 36 min. 03 sec. East a distance of 138.72 feet to an iron pin and cap set in said line;

Thence, across said 100 acre tract the following two courses:

1) South 80 deg. 08 min. 11 sec. East a distance of 143.72 feet to iron pin and cap set

2) South 21 deg. 36 min. 03 sec. West a distance of 138.72 feet to an iron pin and cap set in the North line of said 1.0586 acre tract;

Thence, with said North line North 80 deg. 08 min. 11 sec. West a distance of 143.72 feet returning to the true point of beginning containing 0.4476 acres more or less.

The above described 0.4476 acre tract is contingent to and to become part of said 1.0586 acre tract conveyed to Kevin Bret and Peggy Lynn Shoemaker.

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.

Description of 0.0864 acre tract
Surveyed for Bret Shoemaker

The following described 0.0864 acre tract is situated in the State of Ohio, Madison County, O.K. Run Township, V.M.S. 1020, and being part of a 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 a point in the centerline of Big Plain-Circleville Road (County Road 4) (50 right-of-way) said point being the Southeast corner of a 1.0586 acre tract conveyed to Kevin Bret and Peggy Lynn Shoemaker by Deed Book 253 Page 296;

Thence, with the East line of said 1.0586 acre tract North 12 deg. 48 min. 31 sec. East passing a iron pipe an aluminium cap stamped NCB 5969 found at 26.91 feet, a total distance of 226.53 feet to a iron pipe and aluminium cap stamped NCB 5969 found at the Northeast corner of said 1.0586 acre tract;

Thence, across said 100 acre tract the following two courses:

1) South 00 deg. 00 min. 11 sec. East a distance of 16.44 feet to an iron pin and cap set

2) South 12 deg. 44 min. 43 sec. West, passing an iron pin and cap set at 198.80 feet, a total distance of 224.87 feet to a point in the centerline of Big-Plain Circleville Road;

Thence, with said centerline North 85 deg. 40 min. 00 sec. West a distance of 17.00 feet to the point of beginning containing 0.0864 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.

The above described 0.0864 acre tract is contingent to and to become part of said 1.0586 acre tract conveyed to Kevin Bret and Peggy Lynn Shoemaker.

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 6658".

This description is based on a field survey performed Jan 2, 1997 by James R. Cottrill registration 6658