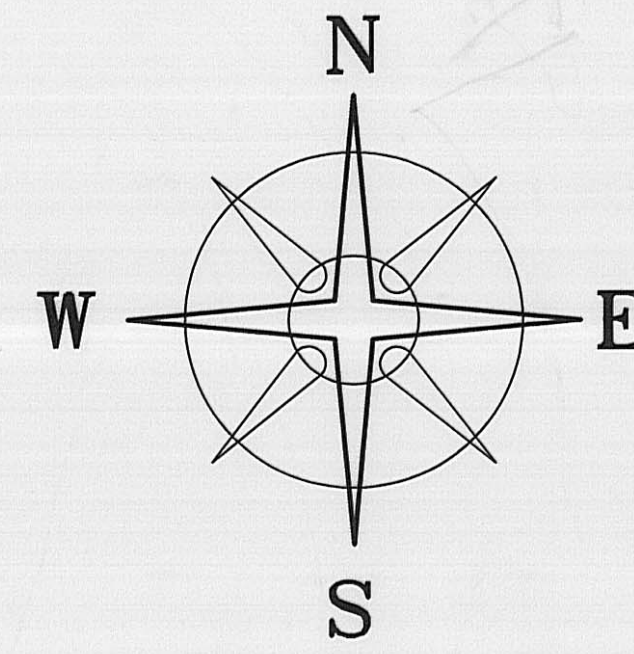


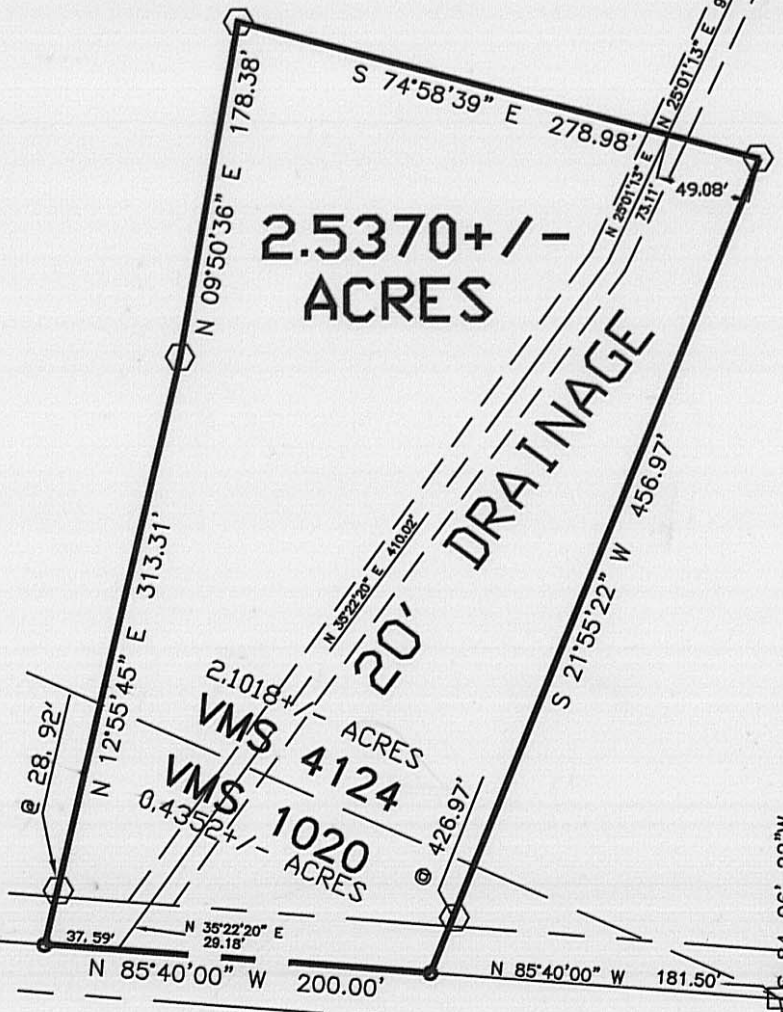
DEED REFERENCE
 THOMAS A. & DEBORAH L.
 COUGHLIN
 OR 48 PG. 1163
 98.4534 ACRES



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

SMALL CREEK

EASEMENT



LEGEND

- IRON PIN (FOUND)
 - CONCRETE NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

BIG PLAIN - CIRCLEVILLE ROAD (CR 4) (50'R/W)

GREGG MILL RD
 100'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 6-25-98

69-98

REVISED 6-23-98

JAMES R. COTTRILL P.S.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

2.5370± ACRES, VMS 1020 & 4124, OAK RUN TOWNSHIP, MADISON COUNTY, STATE OF OHIO SURVEYED FOR TOM COUGHLIN

DATE DRAWN: 6-23-98	SCALE : 1" = 100' 100' 50' 0 100'	CREW: JJ MW
JOB #S980611		DWN. BY: RC
F. B. # 19		CK. BY:

The following described 2.5370 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020 and 4124, and being part of a 98.4534 acre tract conveyed to Thomas A. and Deborah L. Coughlin by Official Record 48 Page 1163 and being more particularly described as follows:

Beginning at iron pin found in the centerline of Big Plain-Circleville Road (County Road 4)(50 foot right-of-way) said iron pin is at the southeast corner of said 98.4534 acre tract

Thence, with the centerline of Big Plain-Circleville Road the following two courses:

- 1) South 84 deg. 06 min. 22 sec. West a distance of 18.50 feet to an iron pin found at the centerline intersection of said Big Plain-Circleville with the centerline of Gregg Mill Road (Township Road 100)
- 2) North 85 deg. 40 min. 00 sec. West a distance of 181.50 feet to a concrete nail set at the true point of beginning of said 2.5370 acre tract

Thence, continuing with the centerline of Big Plain-Circleville Road North 85 deg. 40 min. 00 sec. West a distance of 200.00 feet to a concrete nail set in said centerline;

Thence, across said 98.4534 acre tract the following 4 courses:

- 1) North 12 deg. 55 min. 45 sec. East, passing an iron pin and cap set at 28.92 feet, a total distance of 313.31 feet to an iron pin and cap set
- 2) North 9 deg. 50 min. 36 sec. East a distance of 178.38 feet to an iron pin and cap set
- 3) South 74 deg. 58 min. 39 sec. East a distance of 278.98 feet to an iron pin and cap set
- 4) South 21 deg. 55 min. 22 sec. West passing an iron pin and cap set at 426.97 feet, a total distance of 456.97 feet returning to the true point of beginning containing 2.5370 acres more or less, of which 2.1018 acres is in V.M.S. 4124 and 0.4352 acres is in V.M.S. 1020.

With the benefit of a 20 foot drainage easement said easement extends from the North line of the here-in-above described 2.5370 acre tract to the centerline of a small creek across said 98.4534 acre tract said drainage easement is tangent to and 10 feet left and right of the following described centerline:

Beginning at a point in the North line of the here-in-above described 2.5370 acre tract said point bears North 74 deg. 58 min. 39 sec. West a distance of 49.08 feet from the northeast corner of said 2.5370 acre tract;

Thence, across said 98.4534 acre tract the following five courses:

- 1) North 25 deg. 01 min. 13 sec. East a distance of 97.32 feet
- 2) North 01 deg. 49 min. 39 sec. East a distance of 170.52 feet
- 3) North 20 deg. 15 min. 20 sec. West a distance of 107.80 feet
- 4) North 45 deg. 46 min. 52 sec. East a distance of 179.73 feet
- 5) North 10 deg. 48 min. 18 sec. East a distance of 183.85 feet to a point in the centerline of a small creek and being the northern terminus of said 20 foot drainage easement;

Subject to and with the benefit of the following described 20 foot drainage easement said drainage easement extends from the northern right-of-way line of Big Plain-Circleville Road to the center of a small creek crossing said 98.4534 acre tract and is tangent to and 10 feet left and right of the following described centerline of said 20 foot drainage easement

Beginning at a concrete nail set in the centerline of Big Plain-Circleville Road at the southwest corner of said 2.5370 acre tract

Thence, with said centerline South 85 deg. 40 min. 00 sec. East a distance of 37.59 feet to a point in said centerline;

Thence, North 35 deg. 22 min. 20 sec. East a distance of 29.18 feet to a point in the North right-of-way line of said Big Plain-Circleville Road said point also being the true point of beginning of said 20 foot drainage easement;

Thence, across said 98.4534 acre tract and the centerline of a small swale the following 7 courses:

- 1) North 35 deg. 22 min. 20 sec. East a distance of 410.02 feet
- 2) North 25 deg. 01 min. 13 sec. East a distance of 73.11 feet to a point in the north line of the here-in-above described 2.5370 acre tract
- 3) North 25 deg. 01 min. 13 sec. East a distance of 97.32 feet
- 4) North 01 deg. 49 min. 39 sec. East a distance of 170.52 feet
- 5) North 20 deg. 15 min. 20 sec. West a distance of 107.80 feet
- 6) North 45 deg. 46 min. 52 sec. East a distance of 179.73 feet
- 7) North 10 deg. 48 min. 18 sec. East a distance of 183.85 feet to a point in the centerline of a small creek being the northern terminus of said 20 foot drainage easement

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 at 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed June 23, 1998 by James R. Cottrill registration #6858.


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