

CHRISMAN DITCH #24

TO DEER GREEK

DEED REFERENCE

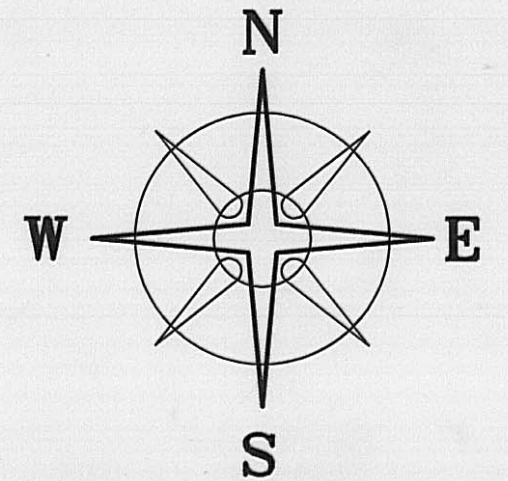
THOMAS A. & DEBORAH L. COUGHLIN
O.R. 48 PG. 1163
98.4534 ACRES

SET AT BASE OF WOODEN FENCE POST

EASEMENT

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

13.7945+/- ACRES



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

KEVIN BRET & PEGGY LYNN SHOEMAKER
O.R. 48 PG. 1163
1.5871 AC.

9.8225+/- ACRES
VMS 4124
3.9720+/- ACRES
VMS 1020

DANIEL T. & JULIA M. HAWKER
O.R. 83 PG. 263
2.5370 AC.

LEGEND

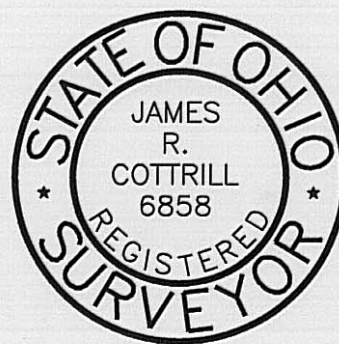
- IRON PIN (FOUND)
 - PK NAIL
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

BIG PLAIN - CIRCLEVILLE ROAD

20' DRAINAGE

GREGG MILL RD.

(CR 4) (50'R/W)
70-98



JAMES R. COTTRILL P.S.

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

98.4534± ACRES, VMS 1020 & 4124,
OAK RUN TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR TOM COUGHLIN.

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

James R. Cottrill DATE: 9-2-98

DATE DRAWN: 8-31-98	SCALE: 1" = 100' 100' 50' 0 100'	CREW: JJ, BM, NM, EM
JOB # S980816		DWN. BY: RC
F. B. # FILE		CK. BY: RC

The following described 13.7945 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 a iron pin found at the centerline intersection of Gregg Mill Road (Township Road 100) with the centerline of Big Plain-Circleville Road (County Road 4) (50 foot right-of-way)

Thence, with the centerline of Big Plain-Circleville Road North 85 deg. 40 min. 00 sec. West a distance of 381.50 feet, to a PK nail previously set at the southwest corner of 2.5370 acre tract conveyed to Daniel T. and Julia M. Hawker by Official Record 83 Page 263 said Pk nail also being the true point of beginning;

Thence, continuing with the centerline of Big Plain-Circleville Road North 85 deg. 40 min. 00 sec. West a distance of 674.95 feet to a PK nail previously set at the southeast corner of a 1.5871 acre tract conveyed to Kevin Bret and Peggy Lynn Shoemaker by Official Record 48 Page 1163;

Thence, with said 1.5871 acre tract the following four courses:

- 1) North 12 deg. 44 min. 43 sec. East passing an iron pin and cap previously set 26.08 feet a total distance of 224.87 feet to an iron pin and cap set
- 2) North 80 deg. 08 min. 11 sec. West a distance of 47.51 feet to an iron pin and cap previously set
- 3) North 21 deg. 56 min. 03 sec. East a distance of 138.72 feet to an iron pin and cap previously set
- 4) North 80 deg. 08 min. 08 sec. West a distance of 143.72 feet to an iron pin and cap previously set at the northwest corner of said 1.5871 acre tract, also being in the East line of a 198.50 acre tract conveyed to Fayllis 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, passing an iron pin and cap set on the South bank of Chrisman Ditch #24 at 532.48 feet, a total distance of 657.53 feet, to an iron pin and cap set

Thence, across said 98.4534 acre tract the following two new courses:

- 1) South 68 deg. 03 min. 57 sec. East a distance of 262.08 feet to an iron pin and cap set at the base on wooden fence post
- 2) South 38 deg. 47 min. 24 sec. East a distance of 593.61 feet to an iron pin and cap previously set at the northwest corner of said Hawker's 2.5370 acre tract;

Thence, with the West line of said 2.5370 acre tract the following two courses:

- 1) South 09 deg. 50 min. 36 sec. West a distance of 178.38 feet to an iron pin and cap set
- 2) South 12 deg. 55 min. 45 sec. West, passing an iron pin and cap previously set at 284.39 feet, a total distance of 313.31 feet returning to the true point of beginning containing 13.7945 acres more or less, of which 9.8225 acres is in V.M.S. 4124 and 3.9720 acres is in V.M.S. 1020.

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 August 30, 1998 by James R. Cottrill registration #6858.


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