

BEARINGS BASED ON THE C OF ST. RT. 56 (S 58°44'00"E)
AS DESCRIBED IN O.R. 7 PG. 967.

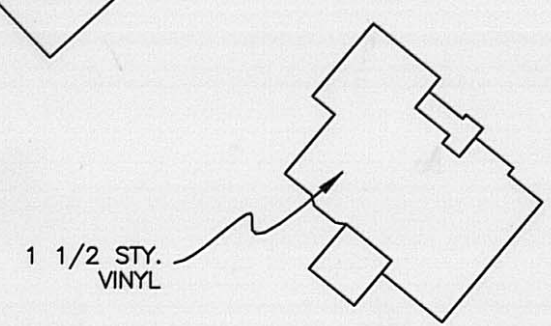
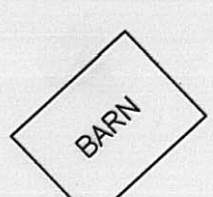
DEED REFERENCE

GREGORY & GLORIA GARRISON
3.0000 ACRES
VOL. 7 PG. 967

GREGORY & GLORIA GARRISON
38.4040 ACRES
VOL. 4 PG. 539

1.4969+/- ACRES

1.5000+/- ACRES



LEGEND

- IRON PIPE & YELLOW PLASTIC CAP STAMPED R.I. BAKER "5539" (FOUND)
- 8" DIA. WOODEN FENCE POST (FOUND)
- △ 6" DIA. CONCRETE RIGHT OF WAY MONUMENT (FOUND)
- CONCRETE NAIL (SET)
- CONCRETE NAIL (FOUND)
- ⊗ P K NAIL (FOUND)
- 5/8" φ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

FIFTH THIRD BANK TRUSTEE & HELEN H. BERNE
626.97 ACRES
VOL. 285 PG. 125

GREGORY & GLORIA GARRISON
38.4040 ACRES
VOL. 4 PG. 539

DRAINAGE EASEMENT AS DESCRIBED IN VOL. 7 PG. 967
S 31°10'43" W (PARALLEL WITH THE WEST LINE OF PROPERTY)
WHATEVER DISTANCE NEEDED TO REACH DITCH

20' DRAINAGE EASEMENT
S 29°54'49" W 288.07'

OAK RUN



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

James R. Cottrill DATE: 7-30-98

JAMES R. COTTRILL P.S.

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

1.4969± & 1.5000± ACRES, VMS 4511,
UNION TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR GREG GARRISON.

DATE DRAWN:
7-28-98
JOB # S980718
F. B. # 19

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

CREW: JJ, MW
DWN. BY: RC & EM
CK. BY:

The following described 1.5000 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 4511, and being a part of a 3.0000 acre tract conveyed to Gregory & Gloria Garrison by Volume 7 page 967 and being more particularly described as follows:

Beginning at a concrete nail set in the centerline of State Route 56 (60 foot right of way) said railroad spike being at the northeast corner of said 1.5000 acre tract also being the northern most corner of 626.97 acre tract conveyed to Fifth Third Bank Trustee & Helen H. Berne by Volume 285 page 125;

Thence, with the line between said 3.0000 acre and 626.97 acre tract South 18 deg. 22 min. 55 sec. West, passing a 8 inch diameter wood fence post found at 33.81 feet a total distance of 272.62 feet to an iron pipe and yellow plastic cap stamped R.I. Baker 5539 (found) at the southeast corner of said 3.0000 acre tract, also being a corner to 38.4040 acre tract conveyed to Gregory and Gloria Garrison by Volume 4 page 539;

Thence, with the line between said 3.0000 acre tract and said 38.4040 acre tract North 61 deg. 34 min. 30 sec. West a distance of 256.51 feet to an iron pin and cap set in the said line;

Thence, across said 3.0000 acre tract North 31 deg. 10 min. 31 sec. East passing an iron pin and cap set at 277.67 feet, a total distance of 307.68 feet to a concrete nail set in the centerline of State Route 56;

Thence, with said centerline with a curve to the right said curve has a radius of 818.51 feet length of 198.54 feet chord bears South 50 deg. 15 min. 13 sec. East a distance of 198.06 feet returning to the point of beginning containing 1.50000 acres more or less.

With the benefit of a 20 foot drainage easement said easement is tangent to and 10 feet left and right of the following described centerline:

Beginning at a point in the Southwest line of the here-in-above described 1.5000 acre tract said point bears South 61 deg. 34 min. 30 sec. East a distance of 28.70 feet from an iron pin and cap set at the southwest corner of said 1.500 acre tract;

Thence, across Garrison's 38.4040 acre tract South 29 deg. 54 min. 49 sec. West a distance of 268.07 feet to a point in the centerline of Oak Run also being the southern terminus of said 20 foot drainage easement.

Bearings are based on the centerline of State Route 56 (South 58 deg. 44 min. 00 sec. East) as described in Official Record 7 page 967.

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."

The following described 1.4969 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 4511, and being part of a 3.0000 acre tract conveyed to Gregory and Gloria Garrison by Volume 7 Page 967 and being more particularly described as follows:

Beginning at a concrete nail found in the centerline of State Route 56 (60 foot right-of-way) said concrete nail being at the northern most corner of said 3.0000 acre tract also being corner to a 38.4040 acre tract conveyed to Gregory and Gloria Garrison by Volume 4 Page 539;

Thence, with said centerline South 58 deg. 44 min. 00 sec. East a distance of 186.25 feet to a PK nail found said centerline;

Thence, continuing with said centerline with a curve to right said curve has a radius 818.51 feet length of 22.00 feet and chord bears South 57 deg. 58 min. 20 sec. East chord length of 21.99 feet, to a concrete nail set in said centerline

Thence, across said 3.000 acre tract South 31 deg. 10 min. 31 sec. West passing an iron pin and cap set at 30.01 feet, a total distance of 307.68 feet to an iron pin and cap set in a line between said 3.0000 acre and said 38.4040 acre tract;

Thence, with said line North 61 deg. 34 min. 30 sec. West a distance of 208.49 feet to a iron pipe and yellow plastic cap stamped R.I. Baker 5539 (found) at the southwest corner of said 3.0000 acre tract;

Thence, continuing with the line between said 3.0000 and 38.4040 acre tract North 31 deg. 10 min. 31 sec. East, passing an iron pipe and yellow plastic cap stamped R.I. Baker 5539 (found) at 288.07 feet, a total distance of 318.30 feet returning to the point of beginning containing 1.4969 acres more or less.

With the benefit of a 20 feet drainage easement as described in Volume 7 Page 967.

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 July 28, 1998 by James R. Cottrill registration #6858.