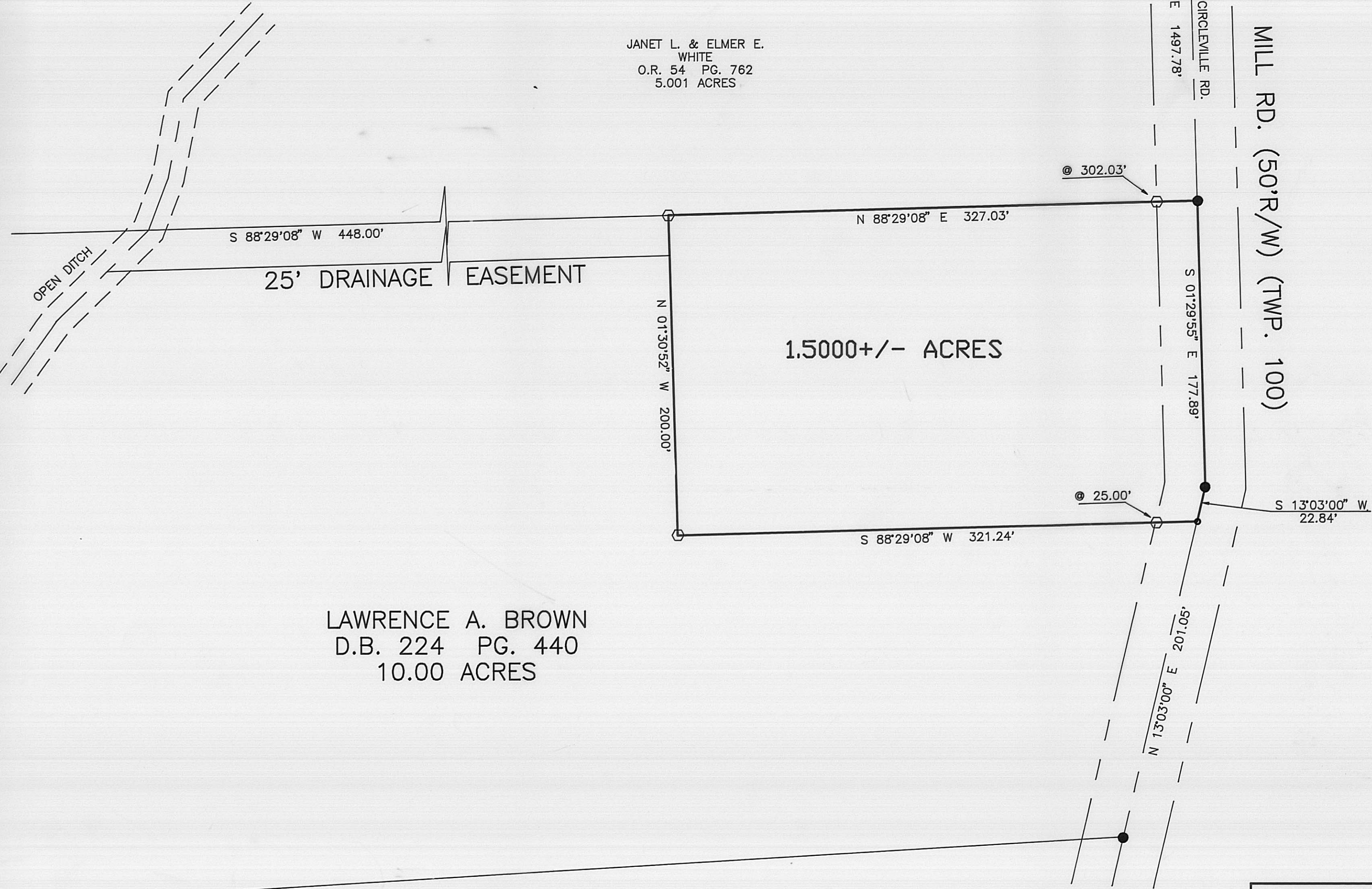


BEARINGS BASED ON THE C OF GREGG MILL ROAD  
(S 13°03'W) AS DESCRIBED IN D.B. 224 PG. 440.



**LEGEND**

- RAIL ROAD SPIKE (FOUND)
- CONCRETE NAIL & WASHER (SET)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

1.5000 ACRE, VMS 1020,  
OAK RUN TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.  
SURVEYED FOR LARRY BROWN

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

DATE: \_\_\_\_\_

DATE DRAWN:  
12-08-97  
JOB # S971206  
F. B. # 17

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

CREW: JJ, MW  
DWN. BY: RC  
CK. BY: \_\_\_\_\_



The following described 1.5000 acre tract is situated in the State of Ohio, Madison County, Oak Run Township V.M.S. 1020 and being part of a 10.00 acre tract conveyed to Lawrence A. Brown by deed book 224 page 440 and being more particularly described as follows:

Beginning at a railroad spike found at the northeast corner of said 10.00 acre tract also being the southeast corner of a 5.001 acre tract conveyed to Janet L. and Elmer E. White by Official Record 54 Page 762 said railroad spike being in the centerline of Gregg Mill Road (50' R/W) (TWP RD. 100) said railroad spike bears South 01 deg. 32 min. 02 sec. East a distance of 1497.78 feet from the intersection of said centerline with the centerline of Big Plain-Circleville Road;

Thence with the centerline of Gregg Mill Road the following two courses:

- 1) South 01 deg. 29 min. 55 sec. East a distance of 177.89 feet to a railroad spike found at an angle point in the said centerline;
- 2) South 13 deg. 03 min. 00 sec. West a distance of 22.84 feet to a concrete nail and washer set;

Thence across said 10.00 acre tract the following two courses:

- 1) South 88 deg. 29 min. 08 sec. West being parallel to the north line of said 10.00 acre tract passing an iron pin and cap set at 25.00 feet a total distance of 321.24 feet to an iron pin and cap set;
- 2) North 01 deg. 30 min. 52 sec. West a distance of 200.00 feet to an iron pin and cap set in the line between said 10.00 and 5.001 acre tracts;

Thence with said line North 88 deg. 29 min. 08 sec. East passing an iron pin and cap set at 302.03 feet a total distance of 327.03 feet returning to the point of beginning containing 1.5000 acres;

With the benefit of a 25.00 foot drainage easement, drainage easement extends from the west line of the herein above described 1.5000 acre tract to the centerline of an open ditch, said 25.00 foot drainage easement is also tangent to and the left of the following described baseline:

Beginning at an iron pin and cap set at the northwest corner of the herein above described 1.5000 acre tract said iron pin being in the line between said Brown's 10.00 acre tract and White's 5.001 acre tract

Thence with said line South 88 deg. 29 min. 08 sec. West a distance of 448.00 feet to a point in the centerline of an open ditch, said point also being the western terminus of said 25 foot drainage easement

Bearings are based on the centerline of Gregg Mill Rd. (South 13 deg. 03 min. West) as described in deed book 224 page 440.

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 December 8, 1997 by James R. Cottrill registration #6858.