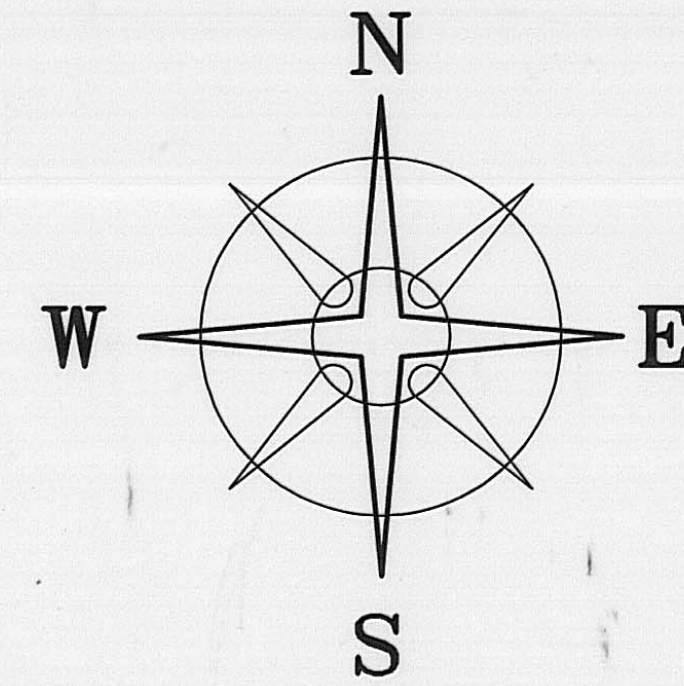


BEARINGS BASED ON THE C OF ST.RT.56 (S48°16'E)
AS DESCRIBED IN VOL. 230, PG. 393.



LEGEND

- 1/2" ϕ IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - ⊕ C MONUMENT ASSEMBLY (FOUND)
 - △ PK NAIL FD. IN TOP CONC. FENCE POST (FOUND)
 - RAIL ROAD SPIKE
 - P K NAIL (FD.)
 - ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

VAN WAGNER ROAD (48'R/W) (CR84)

VMS 1020
VMS 5423

20' DRAINAGE EASEMENT

N.W. TERMINUS OF EASEMENT

DONALD R. & JUDITH K. DANIELS
VOL. 224, PG. 54
1.00 AC.
51

DONALD R. & JUDITH K. DANIELS
VOL. 267, PG. 161
0.9145 AC.
331

GARY M. & MOLLY DYBIEC
VOL. 16, PG. 1189
10.000 AC.
330

2.2953+/- ACRES

1.7913+/- ACRES
0.5041+/- ACRES

DEED REFERENCE
JAMES C. & VIRGINIA CONLEY
VOL. 230, PG. 393
16.6095 ACRES
297

VMS 1020
VMS 5423

2.2956+/- ACRES

0.8090+/- ACRES
1.4866+/- ACRES

KENNETH H. & MARY C. LITTLETON
VOL. 288, PG. 782
0.459 AC.
126

KENNETH H. & MARY C. LITTLETON
VOL. 100, PG. 2409
1.8286 AC.
434

PAUL E. & LORETTA M. FOX
VOL. 9, PG. 1050
41.133 AC.
72 & 73



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

James R. Cottrill DATE: 1-14-00

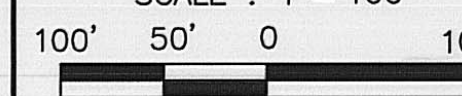
JAMES R. COTTRILL P.S.

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

VMS 1020 & 5423,
OAK RUN TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR JAMES CONLEY

DATE DRAWN:
01-6-00
JOB # S000101
F. B. # 24

SCALE : 1" = 100'



CREW: MW, JB
DWN. BY: RC
CK. BY:

Description of a 2.2953 acre tract
Surveyed for James Conley

The following described 2.2953 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020 and 5423 and is being part of a 16.6095 acre tract conveyed to James C. and Virginia Conley by Volume 230 Page 393 and being more particularly described as follows:

Beginning at a centerline monument assembly (found) at the centerline intersection of Van Wagner Road (48 foot right-of-way) (County Road 84) with the centerline of State Route 56 (60 foot right-of-way)

Thence, with the centerline of State Route 56 South 48 deg. 16 min. 00 sec. East a distance of 427.09 feet to the eastern most corner of a 0.9145 acre tract conveyed to Donald R. and Judith K. Daniels by Volume 267 Page 161 said point also being the northern most corner of said 16.6095 acre tract said point also being the true point of beginning

Thence, continuing with said centerline of State Route 56 South 48 deg. 16 min. 00 sec. East a distance of 200.00 feet to a point in said centerline

Thence, across said 16.6095 acre tract the following two courses:

- 1.) South 40 deg. 44 min. 02 sec. West passing a iron pin and cap set at 30.00 feet a total distance of 500.00 feet to an iron pin and cap set
- 2.) North 48 deg. 16 min. 00 sec. West a distance of 200.00 feet to an iron pin and cap set in the southeast line of 10.000acre tract conveyed to Gary M. and Molly Dybiec by Volume 16 Page 1189

Thence, with said southeast line North 40 deg. 44 min. 02 sec. East passing the southern most corner of said Daniels's said 0.9145 acre tract at 299.95 feet also passing an iron pipe at 471.07 feet a total distance of 500.00 feet returning to the true point of beginning containing 2.2953 more or less acres

Subject to and with the benefit of the following described 20 foot drainage easement said drainage easement is 20 feet wide and tangent to and 20 feet left of the following described base line

Beginning at a said centerline monument assembly at the centerline of Van Wagner Road with State Route 56

Thence, with the centerline of State Route 56 South 48 deg. 16 min. 00 sec. East a distance of 1136.88 feet to a point in said centerline

Thence, South 41 deg. 15 min. 53 sec. West a distance of 30.00 feet to an iron pin and cap set at the true point of beginning of said 20 foot drainage easement base line said point being in the southwest right-of-way line of State Route 56

Thence, with said right-of-way line North 48 deg. 16 min. 00 sec. West passing a iron pin and cap set at 509.51 feet and an iron pipe (found) at 709.51 feet and passing the line between said Daniels's 0.9145 acre tract and a 1.00 acre tract conveyed to Donald R. and Judith K. Daniels by Volume 224 Page 54 at 919.42 feet a total distance of 944.84 feet to the northwest terminus of said drainage easement

Bearings are based on the centerline of State Route 56 (South 48 deg. 16 min. East) as described in Volume 230 Page 393

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.

MW
CML

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 January 06, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 2.2956 acre tract
Surveyed for James Conley

The following described 2.2956 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020 and 5423 and being part of a 16.6095 acre tract conveyed to James C. and Virginia Conley by Volume 230 Page 393 and being more particularly described as follows:

Beginning at a centerline monument assembly (found) at the centerline intersection of Van Wagner Road (48 foot right-of-way) (County Road 84) with the centerline of State Route 56 (60 foot right-of-way)

Thence, with the centerline of State Route 56 South 48 deg. 16 min. 00 sec. East a distance of 1136.88 feet to a point in said centerline at the true point of beginning

Thence, continuing with said centerline South 48 deg. 16 min. 00 sec. East a distance of 200.00 feet to a PK nail (found) at the northern most corner of 0.459 acre tract conveyed to Kenneth H. and Mary C. Littleton by Volume 268 Page 762 said PK nail also being the eastern most corner of said 16.6095 acre tract

Thence, with the northwest line of said 0.459 acre tract South 41 deg. 15 min. 53 sec. West passing a PK nail (found) in the top of a concrete fence post at 29.95 feet also passing a 1/2" iron pipe (found) corner to a 1.8286 acre tract conveyed to Kenneth H. and Mary C. Littleton by Volume 100 Page 2409 at 199.47 feet also passing an iron pipe (found) at the northern most corner of 41.133 acre tract conveyed to Paul E. and Loretta M. Fox by Volume 9 Page 1050 at 362.35 feet a total distance of 500.00 feet to an iron pin and cap set

Thence, across said 16.6095 acre tract the following two new courses:

- 1.) North 48 deg. 16 min. 00 sec. West a distance of 200.00 feet to an iron pin and cap set
- 2.) North 41 deg. 15 min 53 sec. East passing an iron pin and cap set at 470.00 feet a total distance of 500.00 feet returning to the true point of beginning containing 2.2956 more or less acres

Subject to and with the benefit of the following described 20 foot drainage easement said drainage easement is 20 feet wide and tangent to and 20 feet left of the following described base line

Beginning at a said centerline monument assembly at the centerline of Van Wagner Road with State Route 56

Thence, with the centerline of State Route 56 South 48 deg. 16 min. 00 sec. East a distance of 1136.88 feet to a point in said centerline

Thence, South 41 deg. 15 min. 53 sec. West a distance of 30.00 feet to an iron pin and cap set at the true point of beginning of said 20 foot drainage easement base line said point being in the southwest right-of-way line of State Route 56

Thence, with said right-of-way line North 48 deg. 16 min. 00 sec. West passing a iron pin and cap set at 509.51 feet and an iron pipe (found) at 709.51 feet and passing the line between a 0.9145 acre tract conveyed to Donald R. and Judith K. Daniels by Volume 267 Page 161 and a 1.00 acre tract conveyed to Donald R. and Judith K. Daniels by Volume 224 Page 54 at 919.42 feet a total distance of 944.84 feet to the northwest terminus of said drainage easement said drainage easement is more particularly shown on plat accompanying this legal description

Bearings are based on the centerline of State Route 56 (South 48 deg. 16 min. East) as described in Volume 230 Page 393

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 January 06, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.