

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE DECEMBER 10, 1999  
 SCALE 1"=200'  
 DEED REFERENCE  
 DEED BOOK 249 PAGE 571  
 TOWNSHIP OAK RUN  
 MILITARY SURVEY NUMBERS  
 1020, 5423, 10904, 12364 & 8118

ANDRE M. BUCKLES  
 O.R. 74, PAGE 403  
 TRACT I  
 197.45 Ac.

DOUGLAS B. DELONG  
 AND  
 KELLY D. DELONG  
 O.R. 108, PAGE 1107  
 20.001 Ac.

ROBERT E. REDDING  
 AND  
 BARBARA A. REDDING  
 D.B. 249, PAGE 571  
 FIRST TRACT  
 125.40 Ac.

45.000 Ac.

BEARINGS ARE BASED UPON THE RECORD  
 BEARING (N 47°24'00" W) THE CENTERLINE  
 OF STATE ROUTE 56 AS FOUND IN D.B. 257,  
 PAGE 269.

*Soil Types*

45.00 ac	20.001
10.00 KA	2.25 A1F
35.00 C <sub>2</sub> A	1.50 C <sub>2</sub> B
	15.25 C <sub>2</sub> A

OAK RUN  
 TOWNSHIP TRUSTEES  
 D.B. 257, PAGE 269  
 2.000 Ac.

SPEEDY C. TUCKER  
 et ux  
 D.B. 279, PAGE 101  
 5.094 Ac.

PAUL G. COONTZ  
 et ux  
 D.B. 277,  
 PAGE 232  
 1.544 Ac.

D.B. 283, PAGE 634  
 PARCEL 13  
 20.100 Ac.

ROBERT P. COFFMAN,  
 et ux  
 D.B. 283, PAGE 634  
 PARCEL 12  
 20.100 Ac.

JANICE M. LADD  
 D.B. 286, PAGE 421  
 PARCEL 11  
 20.100 Ac.

DEED REFERENCE:  
 ROBERT E. REDDING AND BARBARA A. REDDING  
 D.B. 249, PAGE 571  
 FIRST TRACT  
 125.40 Ac.  
 DOUGLAS B. DELONG AND KELLY D. DELONG  
 O.R. 108, PAGE 1107  
 20.001 Ac.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ P.K. NAIL (FOUND)
- ⊠ CONCRETE MONUMENT (FOUND)
- ⊠ RAILROAD SPIKE (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

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

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 1999.

*Eric N. Lutz*  
 ERIC N. LUTZ, P.S. 7232



SURVEY FOR  
 ROBERT E. REDDING

OAK RUN TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. NOS. 1020, 5423, 10904, 12364, & 8118

**McCARTY ASSOCIATES**  
 Engineers - Surveyors - Architects

213 N. High Street Hillsboro, Ohio 45133 (937) 393-9971  
 104 S. Main Street Washington C.H., Ohio 43160 (614) 335-3816

REV. 3/30/01 TO EXTEND EASEMENT ACROSS 20.001 Ac.; REV. 4/17/01 TO EXTEND EASEMENT TO DITCH.		
DATE	SCALE	DRAWING NO.
DECEMBER 10, 1999	1"=200'	S99-850

**LEGAL DESCRIPTION**  
Robert E. Redding  
20.001 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 1020, 5423, 10904, 12365 and 8118, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection of State Route 56 and Gregg-Mill Road;

thence with the centerline of Gregg-Mill Road for the next four calls:

- (1) N 31 deg 56 min. 00 sec. E, a distance of 360.43 ft. to a Mag nail (set);
- (2) N 32 deg. 23 min. 42 sec. E, a distance of 107.39 ft. to a R.R. spike (found);
- (3) N 31 deg. 25 min. 42 sec. E, a distance of 245.85 ft. to a R.R. spike (found);
- (4) N 32 deg. 02 min. 08 sec. E, a distance of 611.68 ft. to a Mag nail (set), said Mag nail marking the true point of beginning of the tract of land herein described;

thence with a new division line N 47 deg. 24 min. 00 sec. W, passing a 5/8" iron pin (set) at 25.00 ft., a total distance of 1569.72 ft. to a 5/8" iron pin (set), said iron pin being in the southeasterly line of a 197.45 acres "Tract I" as conveyed to Andre M. Buckles (O.R. 74, Page 403);

thence with Buckles' southeasterly line N 31 deg. 17 min. 20 sec. E, a distance of 564.68 ft. to a 5/8" iron pin (set);

thence with a new division line S 47 deg. 24 min. 00 sec. E, passing a 5/8" iron pin (set) at 1552.20 ft., a total distance of 1577.20 ft. to a Mag nail (set) in the centerline of aforementioned Gregg-Mill Road;

thence with the centerline of Gregg-Mill Road S 32 deg. 02 min. 08 sec. W, a distance of 563.26 ft. to the true point of beginning, containing 20.001 acres of land.

Subject to a 15 ft. drainage easement the centerline of

which is described as follows:

Commencing at a Mag nail (set) in the centerline Gregg-Mill Road, said Mag nail marking the easterlymost corner of the above described 20.001 acres tract;

thence with the northeasterly line of the above described 20.001 acres tract N 47 deg. 24 min. 00 sec. W, passing a 5/8" iron pin (set) at 25.00 ft., a total distance of 736.44 ft. to a point, said point marking the true point of beginning of the herein described easement;

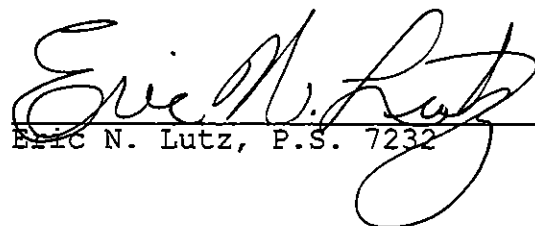
thence with the centerline of the herein described easement S 32 deg 47 min. 13 sec. W, a distance of 264.02 ft. to a point marking the terminus of the herein described easement.

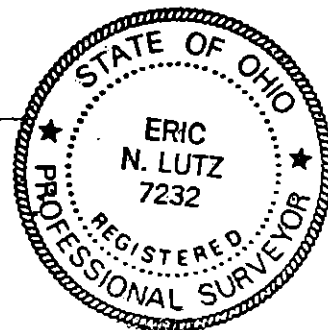
Subject to all other legal easements and rights of way of record.

Bearings are based upon the record bearing (N 47 deg. 24 min. 00 sec. W) of the centerline of State Route 56 as found in Deed Book 257, Page 269.

The above description is a part of the 125.40 acres "First Tract" as conveyed to Robert E. Redding and Barbara A. Redding and recorded in Deed Book 249, Page 571 of the Madison County Recorder's Office.

Land surveyed in December 1999, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of which is referred to as Drawing No. S99-850 on file in the office of McCarty Associates, Washington Court House, Ohio.

  
Eric N. Lutz, P.S. 7232



**LEGAL DESCRIPTION**  
Robert E. Redding  
45.000 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 1020, 5423, 10904, 12364 and 8118, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection of State Route 56 and Gregg-Mill Road;

thence with the centerline of Gregg-Mill Road N 31 deg 56 min. 00 sec. E, a distance of 360.43 ft. to a Mag nail (set), said Mag nail being the westerlymost corner of a 2.000 acres tract as conveyed to Oak Run Township Trustees (D.B. 257, Page 269) and marking the true point of beginning of the tract of land herein described;

thence with the northeasterly line of Oak Run Township Trustees N 47 deg. 24 min. 00 sec. W, passing a 5/8" iron pin (found) at 23.89 ft., a total distance of 245.93 ft. to a 5/8" iron pin (found);

thence with the northwesterly line of Oak Run Township Trustees S 31 deg. 56 min. 00 sec. W, passing a cross notch (set) in the top of a 14" square concrete post at 329.88 ft., a total distance of 360.43 ft. to a Mag nail (set) in the centerline of the aforementioned State Route 56;

thence with the centerline of State Route 56 N 47 deg. 32 min. 27 sec. W, a distance of 641.92 ft. to a Mag nail (set);

thence continuing with the centerline of State Route 56 N 50 deg. 22 min. 40 sec. W, a distance of 660.59 ft. to a Mag nail (set), said Mag nail being the southerlymost corner of a 197.45 acres "Tract I" as conveyed to Andre M. Buckles (O.R. 74, Page 403);

thence Buckles' southeasterly line N 31 deg. 17 min. 20 sec. E, passing a 5/8" iron pin (set) at 30.00 ft., a total distance of 1364.81 ft. to a 5/8" iron pin (set);

thence with a new division line S 47 deg. 24 min. 00 sec.

E, passing a 5/8" iron pin (set) at 1544.72 ft., a total distance of 1569.72 ft. to a Mag nail (set) in the centerline of the aforementioned Gregg-Mill Road;

thence with the centerline of Gregg-Mill Road for the next three calls:

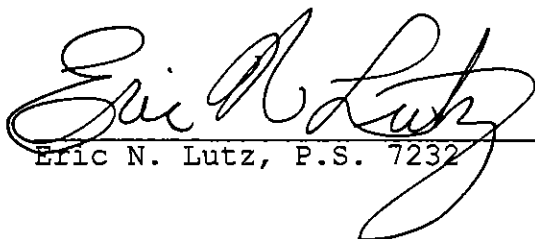
- (1) S 32 deg. 02 min. 08 sec. W, a distance of 611.68 ft. to a R.R. spike (found);
- (2) S 31 deg. 25 min. 42 sec. W, a distance of 245.85 ft. to a R.R. spike (set);
- (3) S 32 deg. 23 min. 42 sec. W, a distance of 107.39 ft. to the true point of beginning, containing 45.000 acres of land.

Subject to all legal easements and rights of way of record.

Bearings are based upon the record bearing (N 47 deg. 24 min. 00 sec. W) of the centerline of State Route 56 as found in Deed Book 257, Page 269.

The above description is a part of the 125.40 acres "First Tract" as conveyed to Robert E. Redding and Barbara A. Redding and recorded in Deed Book 249, Page 571 of the Madison County Recorder's Office.

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Eric N. Lutz, P.S. 7232

