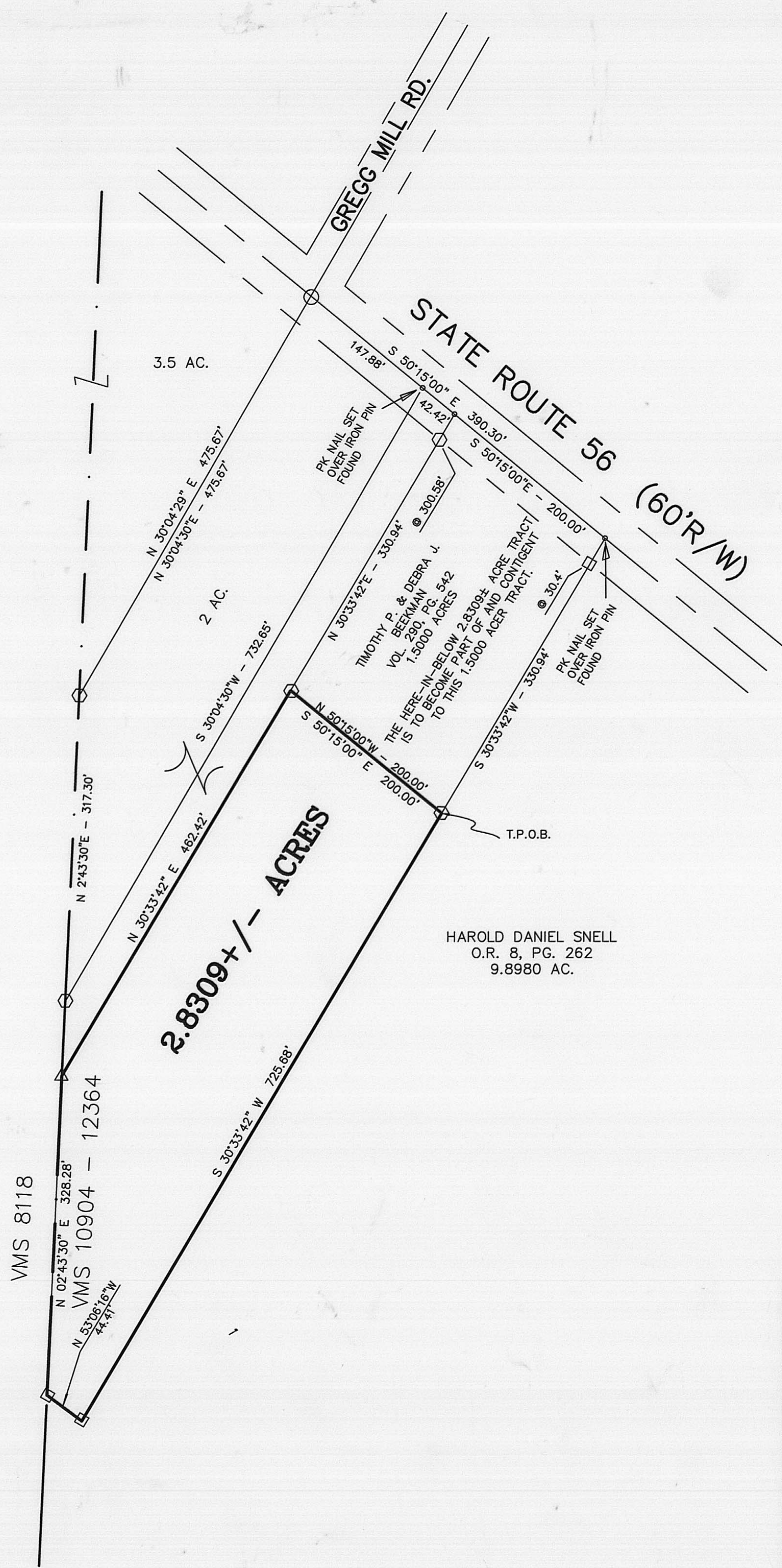




BEARINGS BASED ON THE C OF S.R. 56  
(S 50°15'E) AS DESCRIBED IN  
D.B. 160 PG. 567.

WAYNE C. HOLLAND  
D.B. 247 PG. 221  
29.94 AC.

DEED REFERENCE  
VIRGINIA BEEKMAN  
O.R. 108, PG. 1406  
3.5 ACRES



HAROLD DANIEL SNELL  
O.R. 8, PG. 262  
9.8980 AC.

LEGEND

- △ MAG NAIL SET IN LARGE STONE
- RAILROAD SPIKE SET OVER 1/2" DIA. SOLID IRON PIN (FOUND)
- SQUARE CONCRETE CORNER FENCE POST
- P K NAIL
- ⊙ 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

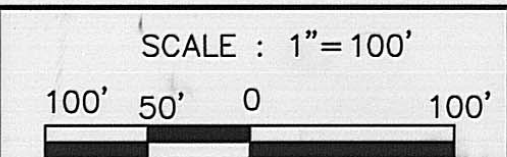
68/00

SEE S920401

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

**2.8309 ACRES, VMS 10904-12364,  
OAK RUN TOWNSHIP, MADISON  
COUNTY, OHIO.  
SURVEYED FOR TIMOTHY BEEKMAN.**

DATE: 7-15-00  
JOB# S000704  
F.B. #25



F.C. MW, MC  
DWG. BY RC

Description of a 2.8309 acre tract  
Surveyed for Tim Beekman

The following described 2.8309 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 10904-12364 and being part of a 3.5 acre tract conveyed to Virginia Beekman by Official Record 108 Page 1406 and being more particularly described as follows:

Beginning at a rail road spike set over a ½" diameter iron pin (found) at the centerline intersection of State Route 56 (60 foot right-of-way) with the centerline of Gregg Mill Road said rail road spike being the northern most corner of a 2 acre tract also conveyed to Virginia Beekman by Official Record 108 Page 1406

Thence, with the centerline of State Route 56 South 50 deg. 15 min. 00 sec. East a distance of 390.30 feet to a PK nail previously set over an iron pin (found) in said centerline at the northeast corner of a 1.5000 acre tract conveyed to Timothy P. and Debra J. Beekman by Volume 290 Page 542 said PK nail is also at the northern most corner of a 9.8980 acre tract conveyed to Harold Daniel Snell by Official Record 8 Page 262

Thence, with the line between said 9.8980 acre and said 1.5000 acre tracts South 30 deg. 33 min. 42 sec. West passing a square concrete fence post (found) at 30.40 feet a total distance of 330.94 feet to an iron pin and cap previously set at the southern most corner of said 1.5000 acre tract said iron pin and cap is also the **true point of beginning**

Thence, continuing with said 9.8980 acre tract the following two courses:

- 1.) South 30 deg. 33 min. 42 sec. West a distance of 725.68 feet to a square concrete fence post (found)
- 2.) North 53 deg. 06 min. 16 sec. West a distance of 44.41 feet to a square concrete fence post (found) in the east line of a 29.94 acre tract conveyed to Wayne C. Holland by Deed Book 247 Page 221 said concrete fence post is also in the line between said V.M.S. 10904-12364 and 8118

Thence, with said line North 02 deg. 43 min. 30 sec. East a distance of 328.28 feet to a mag nail set in a large stone

Thence, across said 3.5 acre tract with a new course North 30 deg. 33 min. 42 sec. East a distance of 462.42 feet to an iron pin and cap previously set at the western most corner of said Beekman's 1.5000 acre tract

Thence, with the southwest line of said 1.5000 acre tract South 50 deg. 15 min. 00 sec. East a distance of 200.00 feet returning to the true point of beginning containing 2.8309 more or less acres the here-in-above described 2.8309 acre tract is to become part of and contingent to Beekman's 1.5000 acre tract

Bearings are based on the centerline of State Route 56 (South 50 deg. 15 min. East) as described in Deed Book 160 Page 567

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 15, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.