



BEARINGS ARE BASED ON THE ζ OF ARMSTRONG RD.
(N 1° 50' E) AS DESCRIBED IN O.R. 97 PG. 2024

DEED REFERENCE

PAUL A. KUHN TRUST
O.R. 97, PG. 2024
150.00 ACRES

PAUL RICHARD DONAHUE
VOL. 274, PG. 180
150.00 ACRES

52
53

LEGEND

- MAGNETIC NAIL (SET)
 - 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.
- TAX MAP PARCEL NUMBER

8-2000

JAMES R. COTTRILL P.S.

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

1.5000± ACRES, V.M.S.5423
OAK RUN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO
SURVEYED FOR RICHARD DONAHUE



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

James R. Cottrill DATE: 12-30-99

DATE DRAWN: 12-17-99	SCALE : 1" = 40'	CREW: MW, EM
JOB #S991214	40' 20' 0 40'	DWN. BY: EM, JB
F. B. # 24		CK. BY: JRC

The following described 1.5000acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 5423 and being part of 150.00 acre tract conveyed to Paul A. Kuhn Trust by Official Record 97 Page 2024 also being conveyed to Paul Richard Donahue by Volume 274 Page 180 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Armstrong Road (50 foot right-of-way) (County Road 83) said mag nail bears North 01 deg. 50 min. 00 sec. East a distance of 89.06 feet from a PK nail (found) at the south west corner of said 150.00 acre tract

Thence, with said centerline North 01 deg. 50 min. 00 sec. East a distance of 200.00 feet to a mag nail set in said centerline

Thence, across said 150.00 acre tract the following three courses:

- 1.) South 84 deg. 27 min. 07 sec. East passing an iron pin and cap set at 26.65 feet a total distance of 327.39 feet to an iron pin and cap set
- 2.) South 01 deg. 50 min. 00 sec. West being parallel to the centerline of Armstrong Road a distance of 200.00 feet to an iron pin and cap set
- 3.) North 84 deg. 27 min. 07 sec. West passing an iron pin and cap set at 300.74 feet a total distance of 327.39 feet returning to the point of being containing 1.5000 more or less acres

Subject to a 30 foot ingress/egress easement said 30 foot ingress/egress easement is tangent to and north of the south line of the here-in-above described 1.5000 acre tract and extends from the east right-of-way line of Armstrong Road to the east line of the here-in-above described 1.5000 acre tract and is more particularly shown on the plat accompanying this legal

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

Beginning a point in the north line of the here-in-above described 1.5000 acre tract said point bears South 84 deg. 27 min. 07 sec. East a distance of 186.12 feet from a mag nail set in the centerline of Armstrong Road at the northwest corner of said 1.5000 acre tract

Thence, across said 150.00 acre tract North 20 deg. 28 min. 18 sec. East a distance of 274.65 feet to a point in the centerline of Walnut Run being the northern terminus of said 20 foot drainage easement

Bearings are based on the centerline of Armstrong Road (North 01 deg. 50 min. East) as described in Official Record 97 Page 2024

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 17, 1999 by James R. Cottrill registration #6858.