



BEARINGS BASED ON THE  $\odot$  OF WOODS - OPOSSUM RUN ROAD (N 02° E) AS DESCRIBED IN VOL.105, PG. 1678.

WOODS - OPOSSUM RUN RD. (T-56)

MADISON COUNTY  
PICKAWAY COUNTY

DEED REFERENCE  
MARSHALL T. HALL  
VOL. 105, PG. 1677  
45.218 ACRE  
13.06 ACRES (MADISON CO.)  
(710)

3.4446+/- ACRES

VMS 9270  
VMS 10594

NED HOSLER, ET.AL.  
VOL. 220, PG. 349  
13.03 ACRES (MADISON CO.)  
(289)

MADISON COUNTY  
PICKAWAY COUNTY

OPOSSUM RUN

20' DRAINAGE EASEMENT

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (SET)
- P K NAIL
- ⬡ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

3.4446± ACRE,  
V.M.S. 9270 & 10594,  
PLEASANT TOWNSHIP, MADISON COUNTY, OHIO.  
STATE OF OHIO, SURVEYED FOR DREW HALL

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 12-22-00

DATE DRAWN: 06/28/00	SCALE : 1"=100' 100' 50' 0 100'	CREW: JB, MW
JOB #S000215A		DWN. BY: EM
F. B. #24		CK. BY: JRC

41-01

Description of a 3.4446 acre tract  
Surveyed for Drew Hall

The following described 3.4446 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 9270 and 10594 and being part of a 45.218 acre tract (13.06 acres in Madison County) conveyed to Marshall T. Hall by Volume 105 Page 1677 and being more particularly described as follows:

Beginning at a rail road spike set in the centerline of Woods - Opossum Run Road (Township Road 56) said rail road spike being at the southwest corner of said 45.218 acre tract and the northwest corner of a 13.03 acre tract (Madison County) conveyed to Ned Hosler Et. Al by Volume 220 Page 349

Thence, with the centerline of Woods - Opossum Run Road North 02 deg. 00 min. 00 sec. East a distance of 250.08 feet to a rail road spike set in said centerline

Thence, across said 45.218 acre tract the following two new courses:

- 1.) South 86 deg. 34 min. 05 sec. East being parallel to the south line of said 45.218 acre tract passing an iron pin and cap set at 20.00 feet a total distance of 600.19 feet to an iron pin and cap set
- 2.) South 02 deg. 00 min. 00 sec. West being parallel to the centerline of Woods - Opossum Run Road a distance of 250.08 feet to an iron pin and cap set in the line between said 45.218 acres and said 13.03 acre tracts

Thence, with said line North 86 deg. 34 min. 05 sec. West passing an iron pin and cap set at 580.19 feet a total distance of 600.19 feet returning to the point of beginning containing 3.4446 more or less acres

With the benefit of a 20 foot drainage easement said drainage easement is tangent to an north of the south line of the here-in-above described 45.218 acre tract and extends from the east line of here-in-above described 3.4446 acre tract to the centerline of Opossum Run and being tangent to and left of the following described baseline

Beginning at an iron pin and cap set at the southeast corner of said 3.4446 acre tract

Thence, with the line between said 45.218 acres and said 13.03 acre tracts South 86 deg. 34 min. 05 sec. East passing the Madison/Pickaway County line a total distance of 847.89 feet to a point in the centerline of Opossum Run and the eastern terminus of said 20 foot drainage easement

Bearings are based on the centerline of Woods - Opossum Run Road (North 02 deg. East) as described in Volume 105 Page 1678

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 June 29 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.