

BEARINGS ARE BASED ON THE \angle OF STATE ROUTE 56
(N 47°32'47" W) AS DESCRIBED IN VOL. 249 PAGE 571

DEED REFERENCE

JASON C. COMPTON
O.R. _____ PAGE _____
12.0000± ACRES



ANDRE M. BUCKLES
196.45 ACRES
O.R. 74 PG. 403

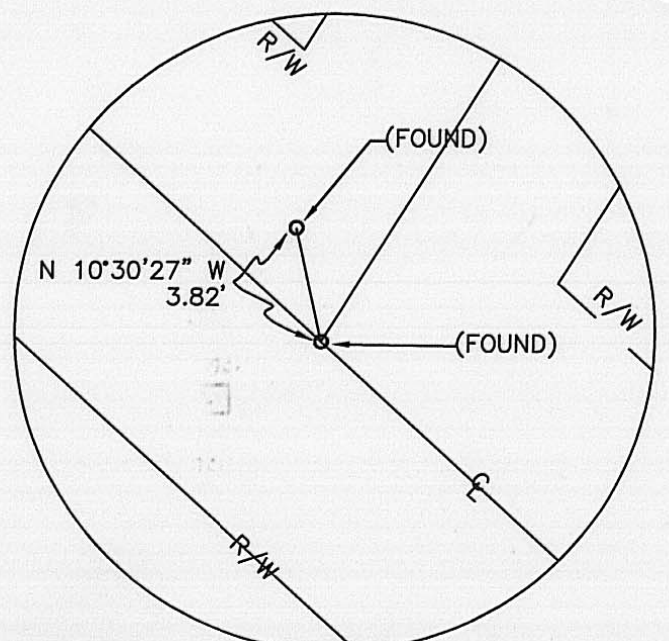
DOUGLAS B. & KELLY D. DELONG
20.001 ACRES
O.R. 108 PG. 1107

EXISTING
O.R. 22, P. 2059

DANNY C. & CINDY L. COMPTON
45.000 ORIGINAL ACRES
O.R. 122 PAGE 2059

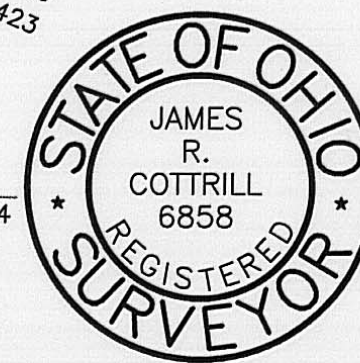
LEGEND

- 5/8" ϕ REBAR & RED PLACSTIC CAP STAMPED "McCARTY ASSOCIATES" (FOUND)
 - 5/8" ϕ IRON PIN (FOUND)
 - ⊕ CUT X ON TOP OF 14' SQUARE CONCRETE POST (FOUND)
 - △ IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - MAGNETIC NAIL (SET)
 - 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



DETAIL "A"

94-01



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

DATE: 8-16-01

SEE S010609

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

5.1675± & 6.8325± ACRES
V.M.S. NUMBERS 8118, 10904/12364, 5423, AND 1020
OAK RUN TOWNSHIP, MADISON COUNTY, STATE OF OHIO
SURVEYED FOR JASON COMPTON

DATE DRAWN: 08/14/01	SCALE : 1" = 200' 200' 100' 0 200'	CREW: EM, MW
JOB #S010803		DWN. BY: RC
F. B. #28 FILE		CK. BY: JRC

Description of a 5.1675 Acre Tract Surveyed for Jason Compton

The following described 5.1675 +/- acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8118, 10904/12364, &5423, and being part of a 12.0000 +/- acre tract conveyed to Jason C. Compton by Official Record ____ Page ____, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of State Route 56 (60' right-of-way), said mag nail is corner to said 12.0000 acre tract, also corner to a 2.000 acre tract conveyed to Oak Run Township Trustees by Volume 257 Page 269, said mag nail bears North 47 deg. 23 min. 44 sec. West a distance of 245.88 feet from a mag nail found at the centerline intersection of said St. Rt. 56 with the centerline of Gregg-Mill Road.

Thence with the centerline of St. Rt. 56 North 47 deg. 32 min. 27 sec. West a distance of 631.80 feet to a mag nail previously set at the western most corner of said 12.0000 acre tract and the southern most corner of a 5.0002 +/- acre tract surveyed by this surveyor and not recorded to date.

Thence with the northwest line 12.0000 acre tract North 31 deg. 17 min. 11 sec. East, passing an iron pin and set at 30.58 feet, a total distance of 362.77 feet to an iron pin and cap set.

Thence across said 12.0000 acre tract South 47 deg. 23 min. 58 sec. East a distance of 636.25 feet to a 5/8" iron pin found at the northern most corner of said Oak Run Township Trustees' 2.000 acre tract.

Thence with the northwest line of said 2.000 acre tract South 31 deg. 55 min. 53 sec. West, passing a cut "X" on the top of a 14" square concrete fence post found at 329.85 feet, a total distance of 360.39 feet returning to the point of beginning, containing 5.1675 +/- acres, with the benefit of a 15' drainage easement, said drainage easement extends from the northeastern corner of the here-in-above described 5.1675 +/- acre tract to the northern most corner of said 12.0000 acre tract, said 15' drainage easement is tangent to and right of the following described base line:

Beginning at an iron pin and cap set at the northern most corner of said 5.16754 +/- acre tract.

Thence along the northwest line of said 12.0000 acre tract North 31 deg. 17 min. 11 sec. East a distance of 343.34 feet to an iron pin and cap set at the northern terminus of said 15' drainage easement.

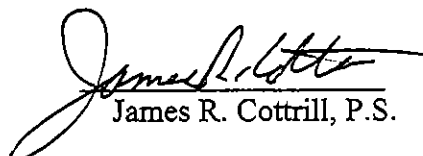
Also, with the benefit of 15' drainage easement as described in Official Record ____, Page ____, also with the benefit of a 15' drainage easement as described in Official Record 22 Page 2059.

Bearings are based on the centerline of State Route 56 (North 47 deg. 32 min. 27 sec. West) as described in Volume 249 Page 571.

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 August 10, 2001 by James R. Cottrill registration #6858. (Job # S010803)


James R. Cottrill, P.S.

Description of a 6.8325 Acre Tract Surveyed for Jason Compton

The following described 6.8325 +/- acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8118, 10904/12364, 5423, & 1020, and being part of a 12.0000 +/- acre tract conveyed to Jason C. Compton by Official Record ____ Page ____, and being more particularly described as follows:

Beginning at a concrete nail found in the centerline of Gregg-Mill Road (TWP-100) (50' right-of-way), said concrete nail being corner to said 12.0000 acre tract and being the eastern most corner of a 2.000 acre tract conveyed to Oak Run Township Trustees by Volume 257 Page 269, said concrete nail bears North 31 deg. 56 min. 12 sec. East a distance of 360.40 feet from a mag nail found at the centerline intersection of said Gregg-Mill Road with the centerline of State Route 56.

Thence with the northeast of said 2.000 acre tract North 47 deg. 23 min. 58 sec. West, passing an iron pin and cap set at 25.40 feet, a total distance of 245.91 feet to a 5/8" iron pin found at the northern most corner of a said 2.000 acre tract.

Thence across said 12.0000 acre North 47 deg. 23 min. 58 sec. West a distance of 636.25 feet to an iron pin and cap set in the northwest line of said 12.0000 acre tract.

Thence with said line North 31 deg. 17 min. 11 sec. East a distance of 343.34 feet to an iron pin and cap set at the northern most corner of said 12.0000 acre tract.

Thence with the northeast line of said 12.0000 acre tract South 47 deg. 23 min. 37 sec. East, passing an iron pin and cap set at 859.44 feet, a total distance of 884.92 feet to a mag nail set in the centerline of Gregg-Mill Road.

Thence with said centerline the following two courses:

- 1) South 31 deg. 26 min. 31 sec. West a distance of 235.39 feet to an railroad spike found.
- 2) South 32 deg. 23 min. 02 sec. West a distance of 107.34 feet, returning to the point of beginning, containing 6.8325 +/- acres.

Subject to a 15' drainage easement tangent to and southeast of the northwest line of here-in-above described 6.8325 +/- acre tract and shown on plat accompanying this legal description.


With the benefit of a 15' drainage easement as described in Official Record ____ Page ____, also with the benefit of a 15' drainage easement as described in Official 22 Page 2059.

Bearings are based on the centerline of State Route 56 (North 47 deg. 32 min. 27 sec. West) as described in Volume 249 Page 571.

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 August 10, 2001 by James R. Cottrill registration #6858. (Job # S010803)


James R. Cottrill, P.S.