

LOT# 1
GREENBRIAR ESTATES SUBDIVISION
SLIDE 631 & 632
6.919 ACRES

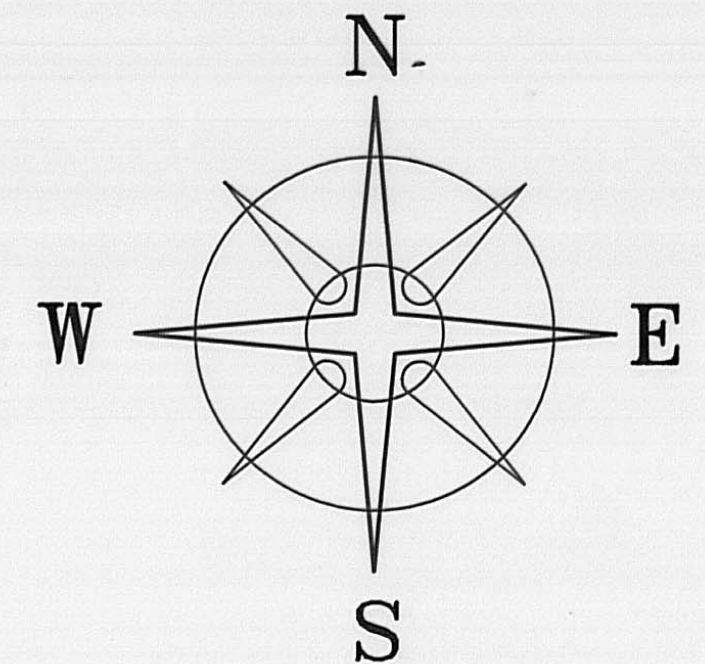
ORIGINAL S.W. CORNER
OF EARL LIFF'S 66.193 AC.
TRACT D.B. 293 PG. 665

S.W. CORNER OF LOT #1
@ 570.00'

2.755 ACRES

3.848 ACRES

RICHARD M.
MARIANNE
MORGAN
DB. 345 PG. 743
181.8683 ORIGINAL ACRES



BEARINGS ARE BASED ON THE C OF
WOODS - O'POSSUM RUN ROAD (N 15°05'17"W)
AS DESCRIBED IN DB.345 PG.743

LEGEND

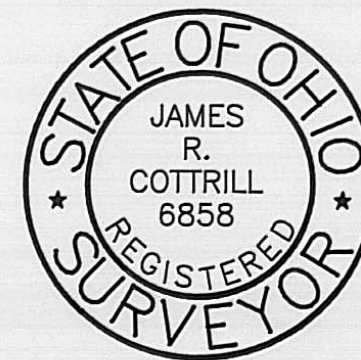
- 3/4" SQ. BOLT FOUND
- 1 1/2" SOLID IRON PIPE (FOUND)
- 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" PREVIOUSLY SET. (FOUND)
- RAIL ROAD SPIKE
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

109-03

WOODS - O'POSSUM RUN ROAD
(40' R/W)

RICHARD M.
MARIANNE
MORGAN
DB. 345 PG. 743
181.8683 ACRES



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

James R. Cottrill DATE: 4-2-96

JAMES R. COTTRILL P.S.

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

2.755 & 3.848 ACRES, VMS.464,
PLEASANT TOWNSHIP, MADISON
COUNTY, STATE OF OHIO,
SURVEYED FOR, RICHARD MORGAN

DATE DRAWN:
4-8-96
JOB # S960402
F. B. # 13

SCALE: 1" = 60'
60' 30' 0' 60'

Description of 2.755 Acre Tract
Surveyed for Marty Morgan

The following described 2.755 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 464, and being part of a 181.8683 acre tract conveyed to Richard M. and Marianne Morgan by Deed Book 345 Page 743 and being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found in the centerline of Woods Opossum Run Road at the original southwest corner of a 66.193 acre tract conveyed to Earl Liff by Deed Book 293 Page 665 and also corner to said 181.8683 acre tract;

Thence, with said centerline South 15 deg. 05 min. 17 sec. East a distance of 200.00 feet to an iron pin and cap set;

Thence, across said 181.8683 acre tract the following two courses:

1) North 74 deg. 54 min. 43 sec. East being parallel to the South line of said Lot #1 passing an iron pin and cap at 25.00 feet, a total distance of 600.00 feet to an iron pin and cap set

2) North 15 deg. 05 min. 17 sec. West being parallel to the centerline of Woods Opossum Run Road a distance of 200.00 feet to an iron pin and cap in the South line of Lot #1 of Greenbriar Estates Sub. as shown on Slide 631 and 632 recorded in the Madison County Recorder's Office;

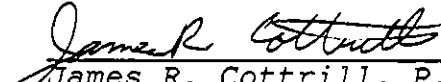
Thence, with said South line South 74 deg. 54 min. 43 sec. West passing the Southwest corner of said Lot #1 at 570.00 feet, also passing an iron pin and cap set at 575.00 feet, a total distance of 600.00 feet to the point of beginning containing 2.755 acres more or less.

Bearings are based on the centerline of Woods Opossum Run Road (North 15 deg. 05 min. 17 sec. West) as described in Deed Book 345 Page 743.

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 Apr. 8, 1996 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 3.848 Acre Tract
Surveyed for Marty Morgan

The following described 3.848 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 464, and being part of a 181.8683 acre tract conveyed to Richard M. and Marianne Morgan by Deed Book 345 Page 743 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Woods Opossum Run Road said railroad spike bears North 24 deg. 16 min. 28 sec. West a distance of 546.21 feet from a 3/4 inch iron bolt found in said centerline at the Southwest corner of said 181.8683 acre tract;

Thence, with said centerline of Woods Opossum Run Road the following three courses:

- 1) North 24 deg. 16 min. 28 sec. West a distance of 213.15 feet to a 5/8 inch rebar and yellow plastic cap previously set
- 2) North 77 deg. 00 min. 00 sec. East a distance of 74.70 feet to a 5/8 inch rebar and yellow plastic cap previously set
- 3) North 15 deg. 05 min. 17 sec. West a distance of 51.65 feet to an iron pin and cap set

Thence, across said 181.8683 acre tract the following three courses:


- 1) North 74 deg. 54 min. 43 sec. East, passing an iron pin and cap set at 25.00 feet a total distance of 600.00 feet to an iron pin and cap set
- 2) South 15 deg. 05 min. 17 sec. East a distance of 259.35 feet to a iron pin and cap set
- 3) South 74 deg. 54 min. 43 sec. West, passing an iron pin and cap set at 615.63 feet a total distance of 640.63 feet to the point of beginning containing 3.848 acres more or less.

Bearings are based on the centerline of Woods Opossum Run Road (North 15 deg. 05 min. 17 sec. West) as described in Deed Book 345 Page 743.

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 Apr. 8, 1996 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858