

BEARINGS BASED ON THE  $\odot$  OF BETTY W. WILSON ROAD (N 02°15'W) AS DESCRIBED IN O.R. 114, P. 566.

DEED REFERENCE

MARTIN A. WILSON, TRUSTEE  
O.R. 114, P. 566  
117.18 ACRES

(408)

BETTY WILSON ROAD (30'R/W)(T-135)

3.1605± ACRES

20' DRAINAGE EASEMENT  
N 64°21'22" E 392.23'

OPEN DITCH

TILE

TILE

LEGEND

- △ 3/4" PIPE & CAP STAMPED "R.E.T." (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER



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

*James R. Cottrill* DATE: 8-6-03

**JAMES R. COTTRILL P.S.**

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

3.1605± ACRES, VMS 8374/8792,  
DEERCREEK TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR ROGER WILSON.

DATE DRAWN:  
8-4-03  
JOB #S030717  
F. B. # 33

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

CREW: MW, NC  
DWN. BY: RC  
CK. BY:

116-03

CROOKED RUN FARMS LLC  
O.R. 125, P. 1100  
93.98 AC.

(408)



3.1605 acres  
Surveyed for Roger Wilson

The following described 3.1605 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 8374 / 8792, being part of a 117.18 acre tract conveyed to Martin A. Wilson, trustee by official record 114 Page 566 and being more particularly described as follows:

Beginning at a ¾ inch diameter iron pipe and cap stamped "R.E.T." found at the southwest corner of said 117.18 acre tract, also being the north west corner of a 93.98 acre tract conveyed to Crooked Run Farms LLC by official record 125 Page 1100, said iron pipe and cap is at an angle in the centerline of Betty W. Wilson Road (30 feet R/W) (Township Road 135);

Thence, with said centerline, North 02 deg. 15 min. 00 sec. West a distance of 931.13 feet to a mag nail set in said centerline at **the true point of beginning**;

Thence, continuing with said centerline, North 02 deg. 15 min. 00 sec. West a distance of 300.00 feet to a mag nail set;

Thence, across said 117.18 acre tract the following three new courses:

- 1) North 64 deg. 21 min. 22 sec. East, passing an iron pin and cap set at 21.79 feet, a total distance of 500.00 feet to an iron pin and cap set
- 2) South 02 deg. 15 min. 00 sec. East, being parallel to said centerline, a distance of 300.00 feet to an iron pin and cap set
- 3) South 64 deg. 21 min. 22 sec. West, passing an iron pin and cap set at 478.21 feet, a total distance of 500.00 feet returning to the true point beginning containing 3.1605 acres more or less.

With the benefit of a 20 foot drainage easement, said drainage easement extends from the east line of the here-in-above described 3.1605 acre tract to the centerline of a open ditch, said 20 foot drainage easement is parallel to and 10 feet left and right of the following described centerline:

Beginning at a point in the east line of the here-in-above described 3.1605 acre tract, said point bears South 02 deg. 15 min. 00 sec. East a distance a 150.00 feet from an iron pin and cap set at the northeast corner of said 3.1605 acre tract;

Thence, across said 117.18 acre tract the following three courses:

- 1) North 64 deg. 21 min. 22 sec. East a distance of 392.23 feet to the centerline of an existing tile
- 2) North 07 deg. 00 min. 31 sec. West, with said tile, a distance of 264.25 feet
- 3) North 05 deg. 46 min. 27 sec. East, with said tile, a distance up 55.31 feet to a point in the centerline of said opened ditch

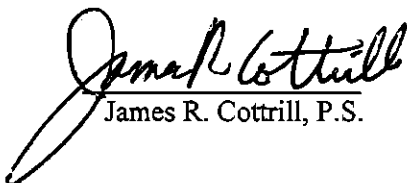
Bearings are based on the centerline of Betty W. Wilson Road (North 02 deg. 15 min. West) as described in official record 114 Page 566.

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 she August 4, 2003 by James R. Cottrill registration #6858. (Job # S030717)



  
James R. Cottrill, P.S.