

**DEED REFERENCE**

TAMEY M. GOMEZ  
O. R. \_\_\_\_\_, PG. \_\_\_\_\_  
22.2438 ACRES  
(409)

**3.0000± ACRES**

CHARLES A. FARMER ETAL.  
OFFICIAL RECORD 78 PAGE 533  
5.000 ACRES  
(414)

CONC. BLK. GARAGE  
2 STY HOUSE  
OUT BLDG.  
SILO  
BARN

JOHN M. LONG  
OFFICIAL RECORD PAGE  
10.0015 ACRES  
(326)

**NOTE**

3.0000± ACRE TRACT IS TO BECOME PART OF  
AND CONTINGENT TO LONG'S 10.0015 ACRE TRACT.

CHRISTOPHER C. & AMY E. GEORGE  
OFFICIAL RECORD 50 PAGE 663  
5.000 ACRES  
(415)

**LEGEND**

- 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "5969" FOUND
- 5" IRON CORNER FENCE POST FOUND
- △ 3-1/2" IRON CORNER FENCE POST FOUND
- POINT IN ROAD
- ☆ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

REVISED 12-18-02

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

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

**3.0000 ACRES VMS 4086,  
OAK RUN TOWNSHIP, MADISON CO.,  
STATE OF OHIO.  
SURVEYED FOR JOHN LONG**

DATE DRAWN:  
11-08-02  
JOB # S021103  
F. B. #31

SCALE : 1"=100'  
100' 50' 0 100'  
100' 50' 0 100'

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

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

*James R. Cottrill* DATE: 12-20-02



MAXIO INC.  
AN OHIO CORP.  
D.B. 264 PG. 740  
296.5509 AC.

30-04



3.0000 acre tract  
Surveyed for John Long

The following described 3.0000 acre tract is situated in the state of Ohio, Madison County, Oak run Township, VMS 4086, and being part of a 22.2438 acre tract conveyed to Tamey M. Gomez by official record \_\_\_\_, Page \_\_\_\_, and being more particularly described as follows:

Beginning at a point in the centerline the state Route 56, said point being the northern most corner of a 10.0015 acre tract conveyed to John M. Long by official record \_\_\_\_, Page \_\_\_\_, also the eastern most corner of a 5.000 acre tract conveyed to Charles A. Farmer Etal by official record 78, Page 533;

Thence, with the following two lines between said 5.000 and said 10.0015 acre tracts:

- 1) South 46 deg. 46 min. 16 sec. West, passing an iron pin and cap previously set at 74.97 feet, a total distance of 479.28 feet to an iron pin and cap previously set
- 2) South 35 deg. 22 min. 00 sec. West a distance of 365.56 feet to an iron pin and cap previously set at the southern most corner of said 5.000 acre tract in the westernmost corner of said 10.0015 acre tract, also being **the true point of beginning**;

Thence, with the southwest line of said 10.0015 acre tract South 33 deg. 29 min. 50 sec. East a distance of 388.61 feet to an iron pin and cap previously set at the eastern most corner of said 22.2438 acre tract also being the north line of a 296.5509 acre tract conveyed to Maxio Inc., an Ohio corporation by Deed book 264 Page 740;

Thence, with the north line of said 296.5509 acre tract, North 89 deg. 32 min. 57 sec. West a distance of 665.65 feet to an iron pin and cap set;

Thence, across said 22.2438 acre tract, North 45 deg. 33 min. 00 sec. East a distance of 529.47 feet to an iron pin and cap set in the southwest line of said 5.000 acre tract;

Thence, with said line, South 54 deg. 38 min. 00 sec. East a distance of 89.76 feet returning to **the true point beginning** containing 3.0000 acres more or less.

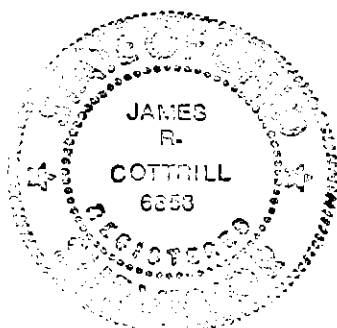
Bearings are based on the centerline of State Route 56 (North 42 deg. 25 min. 39 sec. West) as described in Deed Book 264 Page 685.

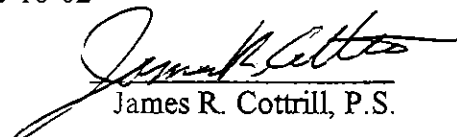
The here and above described 3.0000 acre tract more or less is to become part of and contingent to long 10.0015 acre tract.

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 18, 2002 by James R. Cottrill registration #6858. (Job # S021103) revised 12-18-02



  
James R. Cottrill, P.S.