

NOTE

5.5453± ACRE TRACT IS TO BECOME PART OF
AND CONTINGENT TO BOGGS' 22.1083± ACRE TRACT.

JERRY & PHYLLIS C. BOGGS
22.1083± ACRES
OR 178, P. 1335

5.5453± ACRES

DEED REFERENCE

JERRY & PHYLLIS C. BOGGS
90.0387 ACRES
VOL. 287 PAGE 95

731



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

DATE: 4/1/04

LEGEND

- RAIL ROAD SPIKE (FOUND)
- RAIL ROAD SPIKE (SET)
- POINT
- ⬡ 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.

○ TAX MAP PARCEL NUMBER

JAMES R. COTTRILL P.S.

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

5.5453± ACRES,
V.M.S. 5195, DEER CREEK TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PHYLLIS BOGGS

DATE DRAWN:
3/29/04
JOB #S040312
F. B. #34

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

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

GLADE RUN ROAD (C-70) (40' R/W)

GLADE RUN

RUTH W. JOHNSON
152.6412 ACRES
VOL. 287, P. 674

234

S 85°14'21" E
12.83'

RALPH L. PARSONS II & RALPH L. PARSONS III
105.9234 ACRES
OR 175, P. 1816

1

62.04

5.5453 Acre Tract
Surveyed for Phyllis Boggs

The following described 5.5453 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, VMS 5195, and being part of a 90.0387 acre tract conveyed to Jerry and Phyllis C. Boggs by volume 287 page 95, and being more particularly described as follows:

Beginning at a railroad spike previously set in the centerline of Glade Run Road (C-70)(40 ft. right-of-way) at the southwest corner of a 22.1083 acre tract conveyed to Jerry and Phyllis C. Boggs by official record 178 page 1335, said spike is also the north west corner of said 90.0387 acre tract;

Thence, with the south line of said 22.1083 acre tract the following 2 courses:

- 1) North 67° 23 minutes 00 seconds East, passing an iron pin and cap previously set at 25.00 ft., a total distance a 1986.61 ft. to a point in the centerline of Glade Run;
- 2) South 85° 14 minutes 21 seconds East a distance of 12.83 ft. to iron pin and cap previously set at the north west corner of a 105.9234 acre tract conveyed to Ralph L. Parsons II and Ralph L. Parsons III by official record 175 page 1816;

Thence, with the west line of said 105.9234 acre tract, South 04° 26 minute 25 seconds East a distance a 125 .01 ft. to an iron pin and cap set;

Thence, with the new line across said 90.0387 acre tract, South 67° 37 minutes 08 seconds West, passing an iron pin and cap set at 1979.50 ft., a total distance of 2005.19 ft. to a railroad spike set in the centerline of said Glade Run Road;

Thence, with said centerline, North 00° 59 minutes 11 seconds West a distance a 125.25 ft. returning to the point beginning containing 5.5453 acres more or less.

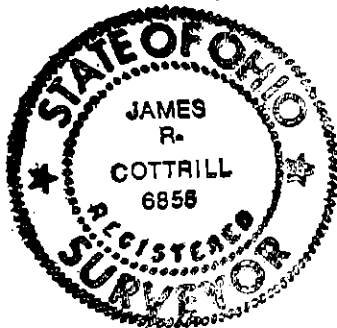
Bearings are based on the south line of Boggs' 22.1083 acre tract (South 67° 23 minutes West) as described in volume 287 page 674.

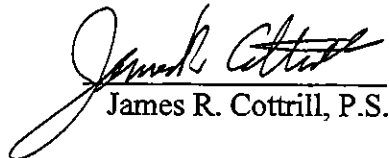
The hereinabove described 5.5453 acre tract is to become part of and contingent to Boggs' 22.1083 acre tract.

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 March 30, 2004 by James R. Cottrill registration #6858. (Job #S040312)




James R. Cottrill, P.S.