

3/4" IRON PIPE (FOUND)

GARY C. & ELLEN J. FICHUM
42.9859 ACRES
VOL. 261 PAGE 802

589

30.7806± ACRES

SHAWN T. & NITA R. CREMEENS
0.8374 ACRES
O.R. 39 PAGE 746

S 73°47'21" W
233.42'

588

IN CONCRETE
1' BELOW SURFACE

N 11°25'33" W
167.07'

RUTH W. JOHNSON
394.60 ACRES
VOL. 287 PAGE 674

234

22.1083± ACRES

1/2" IRON PIN
(FOUND)

25.00'

N 10°09'28" W
180.86'

N 00°55'11" W
348.33'

1961.61'

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

731

8" SQUARE WOODEN FENCE POST

S 27°51'43" W
1.12'

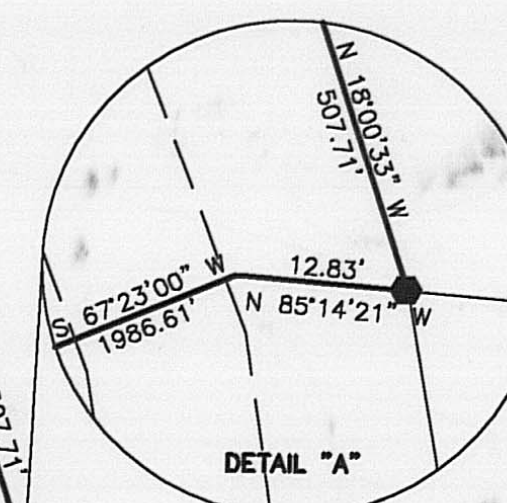
EUNICE K. SLYH
61.53 ACRES
O.R. 58 PAGE 184

358

GLADE RUN

1817.75'

S 18°00'33" E 507.71'



RALPH L. PARSONS II & RALPH L. PARSONS III
105.9234 ACRES
VOL. 287 PAGE 114

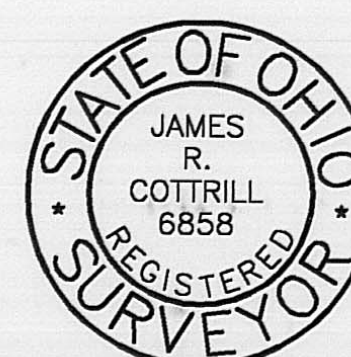
1

LEGEND

- 3/4" IRON PIPE AND YELLOW PLASTIC CAP STAMPED "N.C.B. 5969" (FOUND)
- IRON PIN (FOUND)
- △ ELECTRICAL CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER S-5539" (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊙ 1/4" IRON PIN (FOUND)
- MAGNETIC NAIL (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET APRIL 94)
- 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



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

DATE: 4-9-03

JAMES R. COTTRILL P.S.

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

30.7806± ACRES & 22.1083± ACRES,
V.M.S. 5195, DEER CREEK TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PHYLLIS BOGGS

DATE DRAWN: 04/03/03	SCALE : 1"=200'	CREW: MW, EM
JOB #S030402	200' 100' 0 200'	DWN. BY: EM
F. B. #32		CK. BY: RC

8-04

22.1083 acres
Surveyed for Phyllis Boggs

The following described 22.1083 acres is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 5195, being part of a 394.60 acre tract conveyed to Ruth W. Johnson by Deed book 287 Page 674 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Glade Run Road (County Road 70)(40 ft. right-of-way), said spike is at the northwest corner of 90.0387 acre tract conveyed to Jerry and Phyllis C. Boggs by Deed book 287 Page 95, also at the southwest corner of said 394.60 acre tract;

Thence, with said centerline the following two courses:

- 1) North 00 deg. 59 min. 11 sec. West a distance of 348.33 feet to an iron pin found
- 2) North 10 deg. 09 min. 29 sec. West a distance of 180.86 feet to a mag nail found

Thence, across said 394.60 acre tract the following two new courses:

- 1) North 67 deg. 23 min. 26 sec. East, passing a 1/2 inch iron pin found at 25.00 feet, also passing an electrical conduit and yellow plastic cap stamped "R. I. Baker S-5539" found at 1817.75 feet, a total distance of 1871.37 feet to an iron pin and cap set
- 2) South 18 deg. 00 min. 33 sec. East a distance of 507.71 feet to an iron pin and cap set at the northwest corner of a 105.9234 acre tract conveyed to Ralph L. Parsons II and Ralph L. Parsons III by Deed book 287 Page 114, said iron pin and cap is also at the northeast corner of Boggs' 90.0387 acre tract;

Thence, with the north line of said 90.0387 acre tract the following two courses:

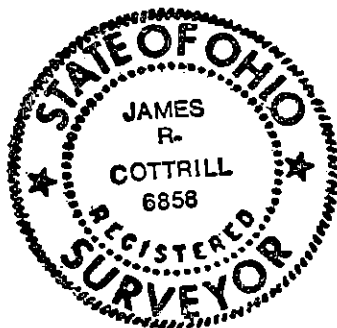
- 1) North 85 deg. 14 min. 21 sec. West a distance of 12.83 feet
- 2) South 67 deg. 23 min. 00 sec. West, passing an iron pin and cap set a 1961.61 feet, a total distance of 1986.61 feet returning to the point beginning containing 22.1083 acres more or less.

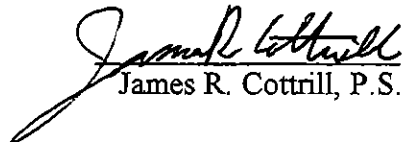
Bearings are based on the south line of said 394.60 acre tract (South 67 deg. 23 min. West) as described in Deed Book 287 Page 674.

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 April 3rd 2003 by James R. Cottrill registration #6858. (Job # S030402)




James R. Cottrill, P.S.

30.7806 acres
Surveyed for Phyllis Boggs

The following described 30.7806 acres is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 5195, being part of a 394.60 acre tract conveyed to Ruth W. Johnson by Deed book 287 Page 674 and being more particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe found in the centerline of Glade Run Road (County Road 70)(40 ft. right-of-way), said spike is at the northwest corner of said 394.60 acre tract, also at the southwest corner of a 42.9859 acre tract conveyed to Gary C. and Ellen J. Fichum by Deed book 261 Page 802;

Thence, with the south line of said 42.9859 acre tract, North 67 deg. 23 min. 57 sec. East, passing an iron pin and cap set at 14.00 feet, a total distance a 1169.02 feet corner to a 61.53 acre tract conveyed to Eunice K. Slyh by official record 58 Page 184;

Thence, with said 61.53 acre tract the following three courses:

- 1) North 66 deg. 29 min. 06 sec. East, passing an electrical conduit and yellow plastic caps stamped "R. I. Baker S-5539" found at 1.56 feet, a total distance of 279.69 feet to another electrical conduit and yellow plastic cap found
- 2) North 83 deg. 34 min. 50 sec. East a distance of 521.93 feet to a 10" square wood fence post found, from which, an electrical conduit and yellow plastic cap stamped "R. I. Baker S-5539" found bears South 27 deg. 51 min. 43 sec. West a distance of 1.12 feet
- 3) South 01 deg. 42 min. 07 sec. East a distance of 586.24 feet to an electrical conduit and yellow plastic cap stamped "R. I. Baker S-5539" found;

Thence, with the new line across said 394.60 acre tract, South 62 deg. 20 min. 40 sec. West a distance a 1537.56 feet to a $\frac{3}{4}$ inch iron pipe and yellow plastic cap stamped "NCB 5969" found at the southeast corner of a 0.8374 acre tract conveyed to Shawn T. and Nita R. Cremeens by official record 39 Page 746;

Thence, with said 0.8374 acre tract the following two courses:

- 1) North 11 deg. 25 min. 33 sec. West a distance a 167.07 feet to a $\frac{3}{4}$ inch diameter iron pipe and yellow plastic caps stamped "NCB 5969" found
- 2) South 73 deg. 47 min. 21 sec. West, passing a $\frac{3}{4}$ inch iron pipe and yellow plastic caps stamped "NCB 5969" found at 214.25 feet, a total distance of 233.42 feet to a $\frac{1}{4}$ inch iron pin found in the centerline of Glade run Road;

Thence, with said centerline, North 23 deg. 28 min. 16 sec. West a distance of 634.32 feet returning to the point beginning containing 30.7806 acres more or less.

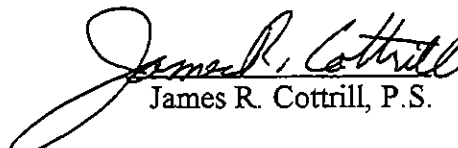
Bearings are based on the south line of said 394.60 acre tract (South 67 deg. 23 min. West) as described in Deed Book 287 Page 674.

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 April 3rd 2003 by James R. Cottrill registration #6858. (Job # S030402A)




James R. Cottrill, P.S.