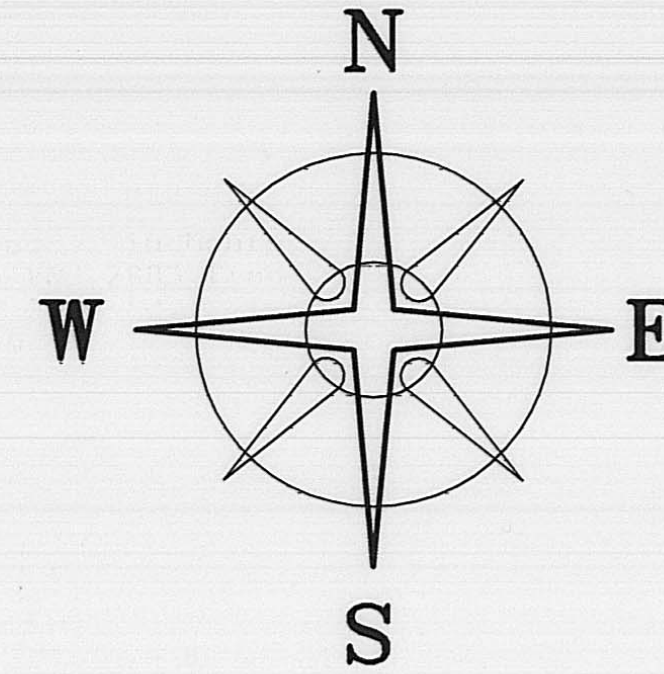


BEARINGS BASED ON THE C OF MADDEN-HIGGINS ROAD
(N88°15'W) AS DESCRIBED IN O.R. 108, P. 313.



VAN WAGENER ROAD (CR 84)(48'R/W)

WILLIAM E. HIGGINS
CATHERINE U. HIGGINS
O.R. 108, P. 311
47.5 ACRES

20' DRAINAGE EASEMENT
N 01°45'00" E 1130.00'

20'

@ 200.55'

S 01°45'00" W 226.30'

S 86°24'30" E 369.13'

BOARD FENCE

GARAGE

HOUSE

1.9661± ACRES

N 88°15'00" W 368.94'

152

N 88°15'00" W 1745.88'

○ IRON PIPE (FOUND)
● RAIL ROAD SPIKE (SET)
○ MAG NAIL (FOUND)
○ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

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



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

DATE: 8/13/04

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

1.9661± ACRES, VMS 8751,
OAK RUN TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR PEGGY BEATHARD

DATE DRAWN:
8/13/04
JOB #S040806
F. B. # 35

SCALE : 1" = 50'

50' 25' 0 50'

CREW: MW,NC,TB

DOWN BY: JRC

CK. BY: _____

99-04

1.9661 Acre Tract
Surveyed for Peggy Beathard

The following described 1.9661 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8751, being part of a 47.5 acre tract conveyed to William E. Higgins and Catherine U. Higgins by official record 108, page 311 and being more particularly described as follows:

Beginning at a mag nail found at the centerline intersection of Van Wagener Road (County Road 84)(48 ft. right-of-way) and Madden-Higgins Road (County Road 82)(50 ft. right-of-way) said mag nail is at the southeast corner of a 100 acre tract conveyed to William E. Higgins and Catherine U. Higgins by official record 108 page 311;

Thence, with the centerline of said Madden-Higgins Road, North $88^{\circ} 15$ minutes 00 seconds West a distance of 1745.88 ft. to a railroad spike set in said centerline at **the true point beginning**;

Thence, continuing with said centerline, North $88^{\circ} 15$ minutes 00 seconds West a distance of 368.94 ft. to a railroad spike set in said centerline;

Thence, across said 47.5 acre tract the following 3 new courses:

- 1) North $01^{\circ} 45$ minutes 00 seconds East, passing an iron pin and cap set at 27.00 ft., a total distance of 238.06 ft. to an iron pin and cap set
- 2) South $86^{\circ} 24$ minutes 30 seconds East a distance of 369.13 ft. to an iron pin and cap set
- 3) South $01^{\circ} 45$ minutes 00 seconds West, passing an iron pin and cap set at 200.55 ft., a total distance of 226.20 ft. returning to **the true point beginning** containing 1.9661 acres more or less.

With the benefit of a 20 ft. drainage easement, said drainage easement extends from the north line of the hereinabove described 1.9661 acre tract to the centerline of Bradford Creek, said drainage easement is tangent to and 20 ft. left of the following described baseline:

Beginning at an iron pin and cap set at the northeast corner of the hereinabove described 1.9661 acre tract;

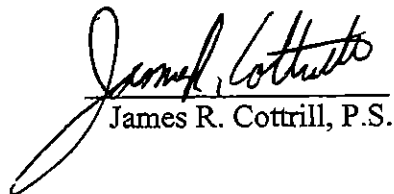
Thence, North $01^{\circ} 45$ minutes 00 seconds East a distance of 1130.00 ft. to a point in the centerline of Bradford Creek and the northern terminus of said 20 ft. drainage easement, said drainage easement is clearly shown on plat accompanying this legal description.

Bearings are based on the centerline of Madden-Higgins Road (North $88^{\circ} 15$ minutes West) as described in official record 108 page 313.

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 August 14, 2004 by James R. Cottrill registration #6858. (Job #S040806)


James R. Cottrill, P.S.

