

THOMAS & DEBORAH L. COUGHLIN  
OFFICIAL RECORD 48 PAGE 1163  
82.1219 ACRES

THOMAS & DEBORAH L. COUGHLIN, JT. LVS.  
OFFICIAL RECORD 163 PAGE 2059  
95.5963 ACRES

COUGHLIN-LONDON PROPERTIES, L.T.D  
OFFICIAL RECORD 161 PAGE 14  
66.6755 ACRES

**14.9844± ACRES**  
(SECOND TRACT)

**73.5497± ACRES**

**58.5653± ACRES**  
(FIRST TRACT)

**DEED REFERENCE**  
**PATRICIA W. VAN HORN**  
**DEED BOOK 294 PAGE 666**  
**71.7968 ACRES (BY TAX MAP)**  
**A 95.87 ACRES (FIRST TRACT)**  
**B 20 ACRES (SECOND TRACT)**

**LEGEND**

- ⊙ 8" WOODEN FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊙ 3/4" ⌀ IRON PIPE & YELLOW PLASTIC CAP STAMPED "WWB PS.7377" (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- ⊙ 3/4" ⌀ ELECTRICAL CONDUIT & ORANGE PLASTIC CAP STAMPED "BAKER PS.5539" (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⬡ 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.



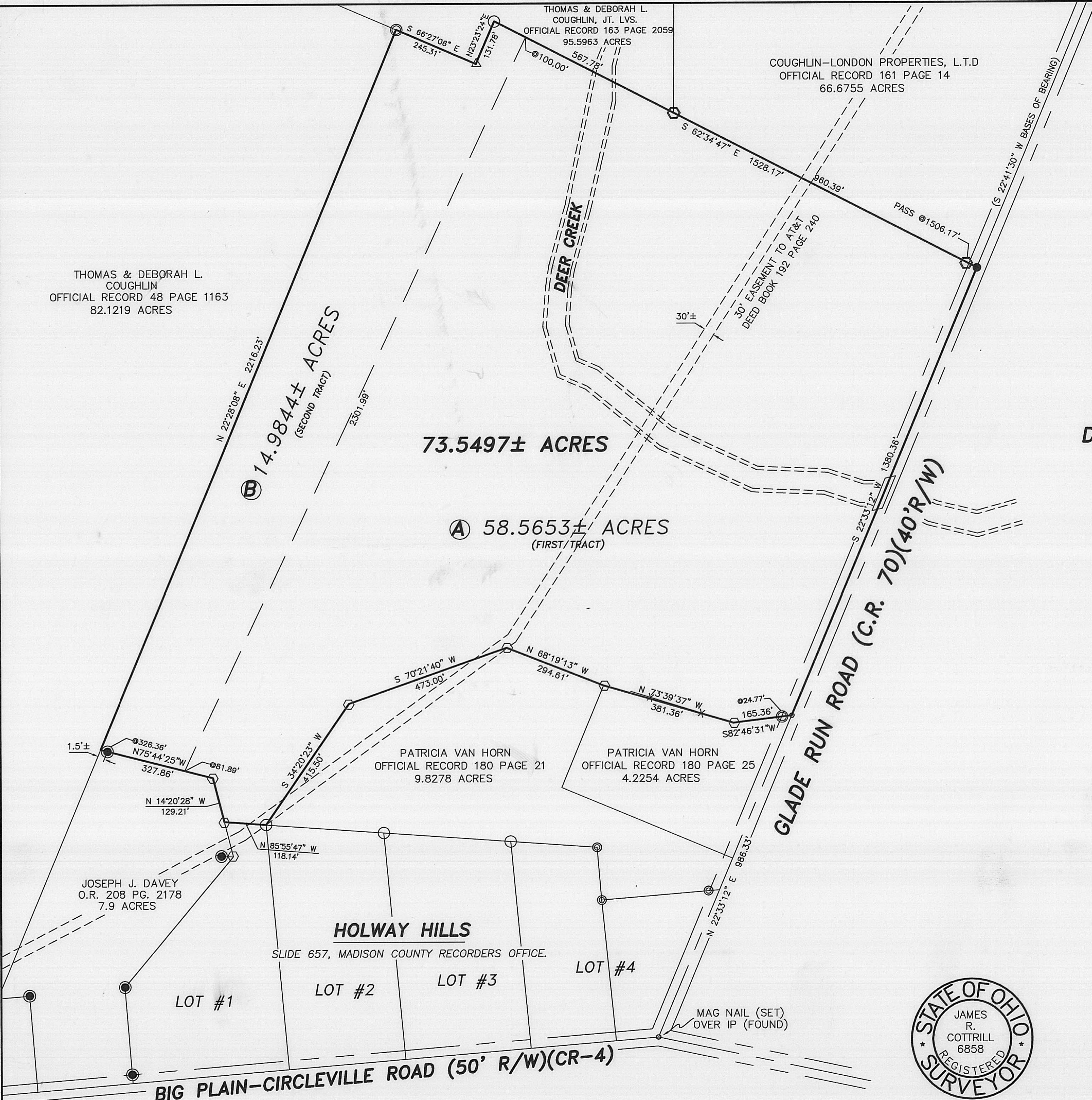
**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**RESURVEY OF A 73.5497 ACRES, V.M.S. 4124**  
**OAK RUN TOWNSHIP, MADISON COUNTY**  
**STATE OF OHIO**  
**SURVEYED FOR TOM COUGHLIN**

|                         |                   |                 |
|-------------------------|-------------------|-----------------|
| DATE DRAWN:<br>11/14/05 | SCALE : 1" = 200' | CREW: MW, TB    |
| JOB # S051005           | 200' 100' 0 200'  | DWN. BY: MW, RC |
| F. B. # 38              |                   | 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: 11/18/05

**108-05**



**BIG PLAIN-CIRCLEVILLE ROAD (50' R/W)(CR-4)**

**HOLWAY HILLS**  
SLIDE 657, MADISON COUNTY RECORDERS OFFICE.

PATRICIA VAN HORN  
OFFICIAL RECORD 180 PAGE 21  
9.8278 ACRES

PATRICIA VAN HORN  
OFFICIAL RECORD 180 PAGE 25  
4.2254 ACRES

JOSEPH J. DAVEY  
O.R. 208 PG. 2178  
7.9 ACRES

LOT #1

LOT #2

LOT #3

LOT #4

MAG NAIL (SET)  
OVER IP (FOUND)

73.5497 Acre Tract  
Surveyed for Tom Coughlin

The following described 73.5497 acre tract is situated in the State of Ohio, Madison County, Oak run Township, VMS 4124, being all that remains of a 95.87 acre tract (first tract) also all the remains of a 20 acre tract (second tract) both tracts conveyed to Patricia W. Van Horn by deed book 294 page 666, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the centerline intersection of Big Plain-Circleville Road (50 ft. right-of-way)(County Road 4) with the centerline of Glade Run Road (40 ft. right-of-way)(County Road 70);

Thence, with the centerline of said Glade Run Road, North 22° 33 minutes 12 seconds East a distance of 986.33 ft. to a mag nail set in said centerline at the northeast corner of a 4.2254 acre tract conveyed to Patricia Van Horn by official record 180, page 25, said mag nail also being **the true point of beginning**;

Thence, with the north line of said 4.2254 acre tract the following 2 courses:

- 1) South 82° 46 minutes 31 seconds West, passing an 8 inch wood fence post found at 24.77 ft., a total distance of 165.36 ft. to an iron pin and cap set
- 2) North 73° 39 minutes 37 seconds West a distance of 381.36 ft. to an iron pin and cap set corner to a 9.8278 acre tract conveyed to Patricia Van Horn by official record 180 page 21

Thence, with said 9.8278 acre tract the following 3 courses:

- 1) North 68° 19 minutes 13 seconds West a distance of 294.61 ft. to an iron pin and cap set
- 2) South 70° 21 minutes 40 seconds West a distance of 473.00 ft. to an iron pin and cap set
- 3) South 34° 20 minutes 23 seconds West a distance of 415.50 ft. to a iron pipe found at the northern corner common to lots 1 and 2 of the Holway Hills subdivision as recorded on slide 657;

Thence, with the north line of said Lot one, North 85° 55 minutes 47 seconds West a distance of 118.14 ft. to an iron pin and cap set, in the east line of a 7.9 acre tract conveyed to Joseph J. Davey by official record 208 page 2178;

Thence, with said 7.9 acre tract the following 2 courses:

- 1) North 14° 20 minutes 28 seconds West a distance of 129.21 ft. to an iron pin and cap set
- 2) North 75° 44 minutes 25 seconds West, passing the line between said 95.87 and said 20 acre tracts at 81.89 ft., also passing  $\frac{3}{4}$  inch diameter iron pipe and yellow plastic caps stamped " W. W. B. PS 7377: found at 326.36 ft., a total distance of 327.86 ft. to a point in the east line of an 82.1219 acre tract conveyed to Thomas and Deborah L. Coughlin by official record 48 page 1163;

Thence, with the east line of said 82.1219 acre tract, North 22° 28 minutes 08 seconds East a distance of 2216.23 ft. to a 8 in. diameter wood fence post found in the south line of a 95.5963 acre tract conveyed to Thomas and Deborah L. Coughlin by official record 163 page 2059;

Thence, with the south line of said 95.5963 acre tract the following 2 courses:

- 1) South 66° 27 minutes 06 seconds East a distance of 245.31 ft. to a record cornerstone found
- 2) North 23° 23 minutes 24 seconds East a distance of 131.78 ft. to an iron pipe found

Thence, continuing with the south line of said 95.5963 acre tract, South 62° 34 minutes 47 seconds East, passing the northern corner of said 95.87 acre and said 20 acre tracts at 100.00 ft., also passing an iron pin and cap previously set at the southwest corner of a

66.6755 acre tract conveyed to Coughlin-London Properties LTD by official record 161 page 14 at 567.78 ft., also passing an iron pin and cap previously set at 1506.17 ft., a total distance of 1528 17 ft. to a railroad spike found in the centerline of said Glade Run Road;

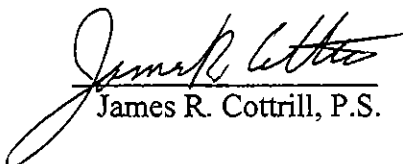
Thence, with the centerline of said Glade Run Road, South 22° 33 minutes 12 seconds West a distance of 1380.36 ft. returning to **the true point beginning** containing 73.5497 acres more or less.

Bearings are based on the centerline of Glade Run Road (South 22° 41 minutes 30 seconds West) as described in official record 161 page 14.

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 L.L.C. 6858."

This description is based on a field survey performed November of 15, 2005 by James R. Cottrill registration #6858. (Job #S051005)

  
James R. Cottrill, P.S.

