

BEARINGS BASED ON THE CL OF MADDEN-HIGGINS ROAD
(S86°W) AS DESCRIBED IN O.R. 95, P. 278.

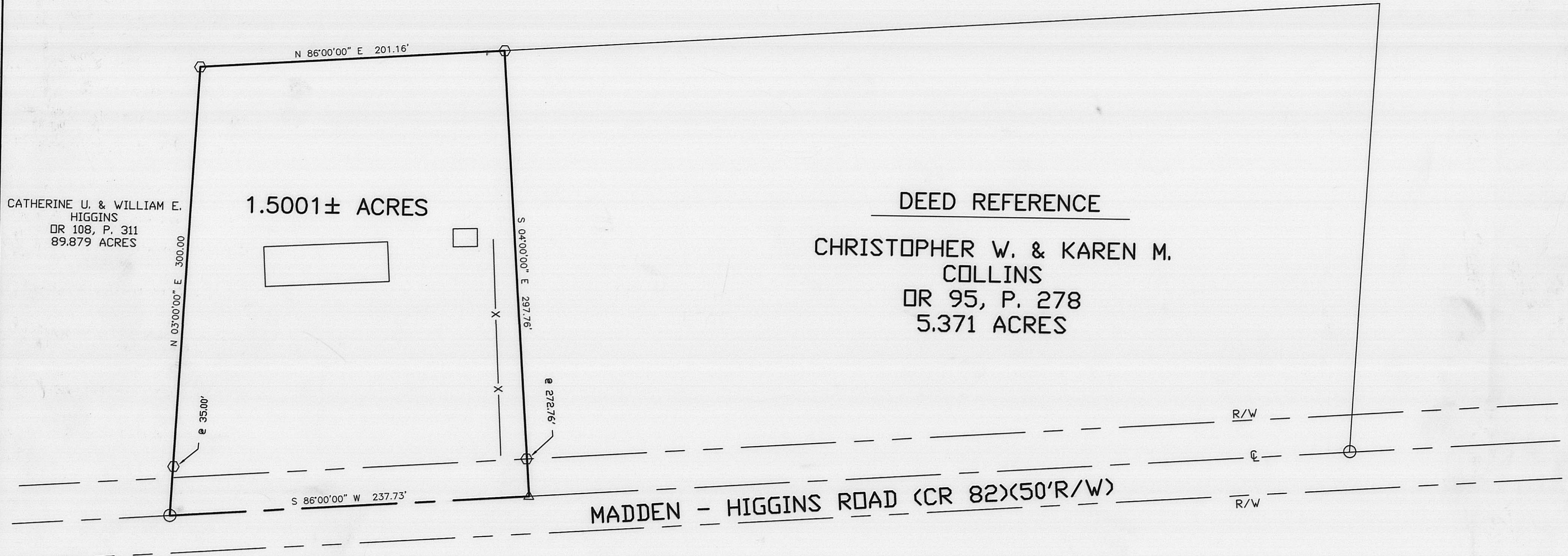
CATHERINE U. & WILLIAM E.
HIGGINS
OR 108, P. 311
89.879 ACRES

CATHERINE U. & WILLIAM E.
HIGGINS
OR 108, P. 311
89.879 ACRES

1.5001± ACRES

DEED REFERENCE

CHRISTOPHER W. & KAREN M.
COLLINS
OR 95, P. 278
5.371 ACRES



LEGEND

- 3/4" ϕ IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ CONCRETE NAIL AND WASHER (SET)
- ⊙ 5/8" ϕ 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

James R. Cottrill DATE: 7/29/04

JAMES R. COTTRILL P.S.

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

1.5001± ACRES, VMS 8751,
OAK RUN TOWNSHIP,
MADISON COUNTY, OHIO,
SURVEYED FOR CHRIS COLLINS.

DATE DRAWN: 7/26/04	SCALE : 1" = 50'	CREW: MW, NC
JOB # S040707	50' 25' 0 50'	DWN. BY: RC
F. B. # 35		CK. BY:

14.05

1.5001 Acre Tract
Surveyed for Chris Collins

The following described 1.5001 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 8751, and being part of a 5.371 acre tract conveyed to Christopher W. and Karen M. Collins by official record 95 page 278, and being more particularly described as follows:

Beginning at a three-quarter inch diameter iron pipe found at the southwest corner of said 5.371 acre tract, also being corner to an 89.879 acre tract conveyed to Katherine U. and William E. Higgins by official record 108, page 311, said iron pipe is also in the centerline of Madden-Higgins Road (County Road 82)(50 ft. right-of-way);

Thence, with the line between said 89.879 and said 5.371 acre tract the following 2 courses:

- 1) North 03° 00 minutes 00 seconds East, passing an iron pin and cap set at 35.00 ft., a total distance of 300.00 ft. to iron pin and cap set
- 2) North 86° 00 minutes 00 seconds East a distance of 201.16 ft. to an iron pin and cap set

Thence, with a new line across said 5.371 acre tract, South 04° 00 minutes 00 seconds East, passing an iron pin and cap set at 272.76 ft., a total distance of 297.76 ft. to a concrete nail and washer set in the centerline of said Madden-Higgins Road;

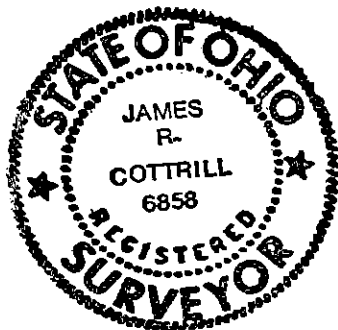
Thence, with said centerline, South 86° 00 minutes 00 seconds West a distance of 237.73 ft. returning to the point beginning containing 1.5001 acres more or less.

Bearings are based on the centerline of Madden-Higgins Road (South 86° West) as described in official record 95 page 278.

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 July 26, 2004 by James R. Cottrill registration #6858. (Job #S040707)




James R. Cottrill, P.S.