

STATE ROUTE 323 (60' R/W)

KAREN C. & CHRISTOPHER W. GRISBY
OR 202 P 58
5.0001 ACRES

VMS 5456, 6824,

VMS 4564
7112, & 7612

MUD RUN

HOUSE
SHED
BARN
BARN

MUD RUN

V.M.S. 3972
V.M.S. 6499

VMS 6499

VMS 5456, 6824, 7112, & 7612

ROBERT W. RENO
DB 181 P 311
170 ACRES

525.7473± ACRES

DEED REFERENCE
JOHN H. ACKERMAN
OR 196 P 2451
523.8299 ACRES

THERE ARE NO APPARENT ENCROACHMENTS

LEGEND

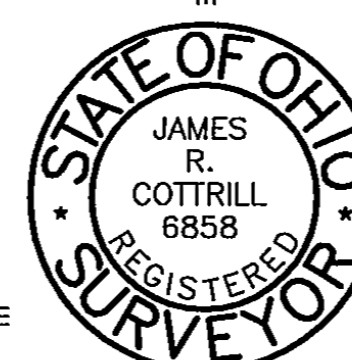
- 12" # CONCRETE FENCE POST (FOUND)
- ⊙ 1/2" IRON PIPE (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- RAIL ROAD SPIKE (PREVIOUSLY SET)
- MAG NAIL (PREVIOUSLY SET)
- △ MAG NAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

HELEN S. BUCK (TRUSTEE)
OR 195 P 247
150 ACRES

HELEN S. BUCK (TRUSTEE)
OR 195 P 247
77.082 ACRES

CAROL LYNN WILSON
OR 197 P 301
11.15 ACRES



COTTRILL SURVEYING, L.L.C.

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

525.7473± ACRES
VMS 4564/6499/5456, 6824, 7112, & 7612,
RANGE TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR JIM GUSLER

DATE DRAWN: 1/24/07	SCALE: 1" = 500'	CREW: MW
JOB # S070106	500' 250' 0 500'	DWN. BY: MW
F. B. # 41		CK. BY: RC

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

DATE: 1/26/07

O'DAY HARRISON ROAD

9-07

Description of a 525.7473 Acre Tract
Surveyed for Jim Gusler

The following described 525.7473 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4564, 6499, 5456, 6824, 7112, and 7612, and being all that remains of a 523.8299 acre tract conveyed to John H. Ackerman by official record 196 page 2451, and being more particularly described as follows:

Beginning at a railroad strike previously set in the centerline of Bragg Road (40 ft. right-of-way)(Township Road 68) at the southeast corner of a 5.0001 acre tract conveyed to Karen C. and Christopher W. Grigsby by official record 202 page 58, said spike bears South 02° 23 minutes 06 seconds East a distance of 538.58 ft. from a railroad spike previously set at the centerline intersection of said Bragg Road with the centerline of State Route 323 (60 ft. right-of-way);

Thence, with the centerline of said Bragg Road, the following two courses:

- 1) South 02° 23 minutes 06 seconds East, passing a railroad spike found at 252.33 ft., a total distance of 551.37 ft. to a mag nail set in said centerline
- 2) South 00° 02 minutes 58 seconds West, passing a 1/2 inch diameter iron pipe found at 516.80 ft., passing a railroad spike found at 716.72 ft., passing a mag nail previously set at 2636.12 ft., also passing a railroad spike previously set at 3655.76 ft., a total distance of 3850.26 ft. to a mag nail set at the northeast corner of a 11.15 acre tract conveyed to Carol Lynn Wilson by official record 197 page 301

Thence, North 89° 14 minutes 45 seconds West with the north line of said 11.15 acre tract, passing an iron pin and cap set at 18.71 ft., also passing a 5 in. wood fence post found at the northeast corner of a 77.082 acre tract conveyed to Helen S. Buck (trustee) at 767.17 ft. and continuing along the north line of said 77.082 acre tract, a total distance of 2770.46 ft. to an iron pin and cap set in the east line of a 150 acre tract conveyed to Helen S. Buck (trustee) by official record 195 page 247;

Thence, with said 150 acre tract the following 2 courses:

- 1) North 01° 39 minutes 29 seconds East a distance of 557.23 ft. to a 12 in. diameter concrete fence post found
- 2) North 89° 15 minutes 10 seconds West a distance of 2817.71 ft. to a 12 in. diameter concrete fence post found in the east line of a 170 acre tract conveyed to Robert W. Reno by deed book 181 page 311

Thence, with said 170 acre tract the following 3 courses:

- 1) North 01° 39 minutes 35 seconds East a distance of 2890.73 ft. to a cornerstone found
- 2) North 71° 17 minutes 48 seconds East a distance of 2683.97 ft. to an iron pin and cap set
- 3) North 02° 21 minutes 46 seconds East, passing an iron pin and cap set at 633.76 ft., a total distance of 659.88 ft. to a point in the centerline of said State Route 323

Thence, with the centerline of said State Route 323, South 88° 00 minutes 15 seconds East a distance of 2472.51 ft. to a mag nail previously set at the northwest corner of said Grigsby's 5.0001 acre tract;

Thence, with said 5.0001 acre tract, the following two courses:

- 1) South 02° 23 minutes 06 seconds East, passing an iron pin and cap previously set at 30.01 ft., a total distance of 538.58 ft. to an iron pin and cap previously set
- 2) South 87° 58 minutes 28 seconds East, passing an iron pin and cap previously set at 375.61 ft., a total distance of 405.61 ft. returning to the point of beginning containing 525.7473 acres more or less.

Bearings are based on a GPS observation a on January 18, 2007, WG S 1984 geodetic North.

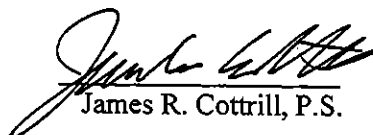
Subject to a 20 ft. drainage easement from Grigsby's 5.0001 acre tract as shown on plat.

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 January 24, 2007 by James R. Cottrill Registration #6858. (Job #S070106)




James R. Cottrill, P.S.