

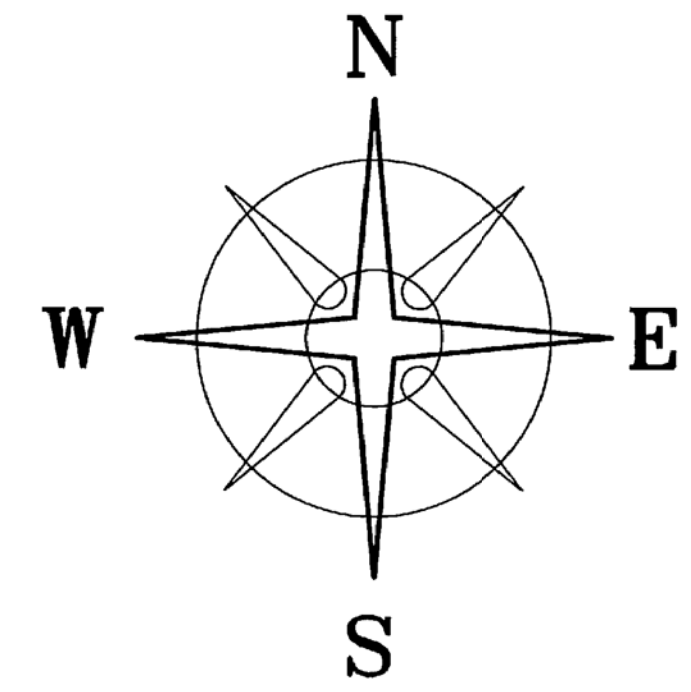
DEED REFERENCE

LYNN ANITA SNYDER MESSENGER
VOL. 275, PG. 63
69.54 ACRES

VAN WAGNER RD.
(C. R. 84)

(A)

MOORMAN RD. (C. R. 69) (45' R/W)



BEARINGS BASED ON THE C OF MOORMAN (N65°00' E)
AS DESCRIBED IN VOL. 275, PG. 63.

4.9854+/- ACRES

(A)

ANDRE M. BUCKLES
D. R. 74, PG. 403
91 ACRES

LEGEND

- IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - DIA. SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - P K NAIL
 - 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

YANKEETOWN-CHENOWETH RD. (C. R. 9)

OAK RUN TOWNSHIP
RANGE TOWNSHIP

ANDRE M. BUCKLES
D. R. 74, PG. 403
91 ACRES



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

James R. Cottrill DATE: 6-2-99

JAMES R. COTTRILL P.S.

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

4.9854± ACRES, VMS 6432,
OAK RUN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR LYNN MESSENGER.

DATE DRAWN:
5-19-99
JOB #S990513
F. B. # 22

SCALE : 1" = 50'
50' 25' 0 50'

CREW: RC, MW
DWN. BY: RC
CK. BY:

28.08

Description of 4.9854 acre tract
Surveyed for Lynn Messenger

The following described 4.9854 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 6432, and being part of a 69.54 acre tract conveyed to Lynn Anita Snyder Messenger by Volume 275 Page 63 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Moorman Road (County Road 69)(45 foot right-of-way) said railroad spike being at the northeast corner of said 69.54 acre tract also being the northwest corner of 91 acre tract conveyed to Andre M. Buckles by Official Record 74 page 403 said railroad spike is southwest 995.64 feet from the centerline intersection of said Moorman Road with the centerline of Van Wagner Road (County Road 84);

Thence, with said 91 acre tract the following two courses:

- 1) South 25 deg. 38 min. 24 sec. East, passing an iron pin and cap set at 19.55 feet, a total distance of 453.97 feet to a corner stone found;
- 2) South 64 deg. 51 min. 45 sec. West a distance of 478.14 feet to an iron pin and cap set in the line between Oak Run Township and Range Township;

Thence, with said township line and a new line across said 69.54 acre tract North 25 deg. 33 min. 06 sec. West, passing an iron pin and cap set at 435.11 feet, a total distance of 455.11 feet to a railroad spike set in the centerline of Moorman Road;

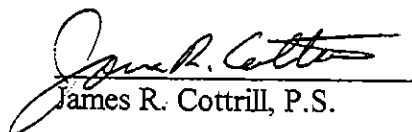
Thence, with said centerline North 65 deg. 00 min. 00 sec. East a distance of 477.45 feet returning to the point of beginning containing 4.9854 acres more or less.

Bearings are based on the centerline of Moorman Road (North 65 deg. 00 min. East) as described in Volume 275 page 63.

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 May 19, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.