

CHRISMAN DITCH #24

TO DEER GREEK

TPOB

THOMAS A. & DEBORAH L. COUGHLIN
O.R. 48 PG. 1163
82.1219 ACRES

NOTE

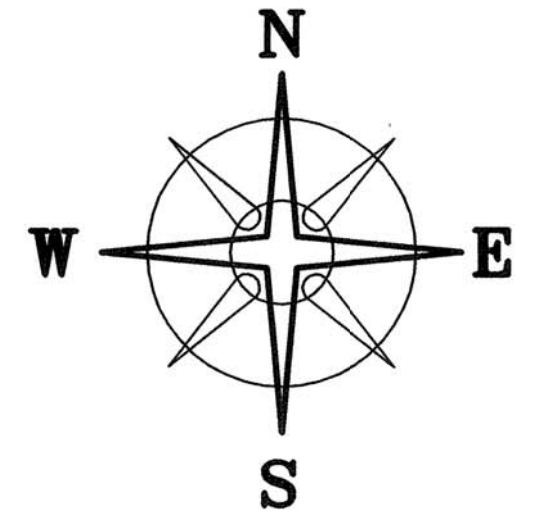
0.3762± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO COUGHLIN'S 82.1219 ACRE TRACT.

0.3762± ACRES

EASEMENT

KENNISON A. SIMS
O.R. 200 P 1233
213.89 AC.

DEED REFERENCE
ANTONIOS K. & ANTHOULA A. XENIKIS
O.R. 84 P 1224
13.7945 ACRES



BEARINGS BASED ON THE C. OF BIG PLAIN - CIRCLEVILLE ROAD (S 85°40'E) AS DESCRIBED IN D.B. 209 PG. 241.

KEVIN D. & BRIDGETT N. SHOEMAKER
O.R. 222 PG. 376
1.5871 AC.

PATRICIA BARNETT
O.R. 124 PG. 2276
2.5370 AC.

VMS 4124
VMS 1020

LEGEND

- IRON PIN (FOUND)
 - PK NAIL (FOUND)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

POINT OF COMMENCEMENT

BIG PLAIN - CIRCLEVILLE ROAD

20' DRAINAGE

(CR 4) (50'R/W)

T 100
GREGG MILL RD.



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

DATE: 10/16/08

COTTRILL SURVEYING, L.L.C.

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

**0.3762± ACRES, VMS 4124,
OAK RUN TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR TOM COUGHLIN.**

DATE DRAWN:
10/16/08
JOB # S081006
F. B. # S980816E

SCALE : 1" = 100'
100' 50' 0 100'

CREW: FILE
DWN. BY: RC
CK. BY: RC

29-09

0.3762 Acre Tract
Surveyed for Tom Coughlin

The following described 0.3762 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4124, being part of a 13.7945 acre tract conveyed to Antonios K. and Anthoula A. Xenikis by Official Record 84 page 1224, and being more particularly described as follows:

Commencing at a PK nail found in the centerline of Big Plain-Circleville Road (County Road 4)(50 ft. right-of-way), said PK nail is at the southeast corner of said 13.7945 acre tract, also at the southwest corner of a 2.5370 acre tract conveyed to Patricia Barnett by Official Record 124 page 2276;

Thence, with the west line of said 2.5370 acre tract the following 2 courses:

- 1) North 12° 55 minutes 45 seconds East, passing an iron pin and cap previously set at 28.92 ft., a total distance of 313.31 ft. to an iron pin and cap previously set
- 2) North 09° 50 minutes 36 seconds East a distance of 178.38 ft. to an iron pin and cap set corner of to an 82.1219 acre tract conveyed to Thomas A. and Deborah L. Coughlin by Official Record 48 page 1163;

Thence, with the southwest line of said 82.1219 acre tract, North 38° 47 minutes 24 seconds West a distance of 593.61 ft. to an iron pin and cap previously set at **The True Point of Beginning**;

Thence, with a new line across said 13.7945 acre tract, South 86° 25 minutes 33 seconds West a distance of 290.38 ft. to an iron pin and cap previously set in the east line of a 213.89 acre tract conveyed to Kennison A. Sims by Official Record 200 page 1233;

Thence, with the east line of said 213.89 acre tract, North 21° 56 minutes 03 seconds East, crossing the Chrisman ditch, a distance of 125.05 ft. to an iron pin and cap set corner to said 82.1219 acre tract;

Thence, with said 82.1219 acre tract, South 68° 03 minutes 57 seconds East, crossing the Chrisman ditch, a distance of 262.08 ft. returning to **The Point Beginning** containing **0.3762 Acres** more or less.

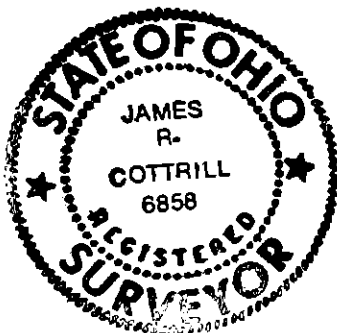
The hereinabove described 0.3762 acre tract is to become part of and contingent to Coughlin's 82.1219 acre tract.

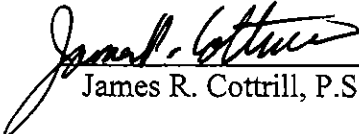
Bearings are based on the centerline of Big Plain-Circleville Road (South 85° 40 minutes East) as described in Deed Book 209 page 241.

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 October 15, 2008 by James R. Cottrill registration #6858. (Job #S081006)




James R. Cottrill, P.S.