

FLUCKE GLADE RUN FARM LP.
OFFICIAL RECORD 222 PAGE 1061
55.62 ACRES

GLADE RUN ROAD (40' R/W)(CR-70)

GLADE RUN DITCH

1.6458±
ACRES

1.5995±
ACRES

DEED REFERENCE
MARIE LASSEL
OFFICIAL RECORD 57 PAGE 593
84.7007 ACRES

LEGEND

- DIA. SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - ⊙ MAG NAIL (PREVIOUSLY SET)
 - MAG NAIL (SET)
 - ▨ MAG NAIL (SET) ON CATCH BASIN
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)(BURIED 1' DEEP)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



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

1.5995 ACRES, & 1.6458 ACRES
V.M.S. 6644, DEERCREEK TOWNSHIP
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR GEORGE LASSEL

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

John G. [Signature] DATE: 1/07/09

DATE DRAWN: 12/30/08
JOB #S081206
F. B. #41

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

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

8-09

1.5995 Acre Tract
Surveyed for Marie Lassel

The following described 1.5995 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 6644, and being part of an 84.7007 acre tract conveyed to Marie Lassel by Official Record 57 page 593, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of a Glade Run Road (40 ft. right-of-way)(County Road 70) said railroad spike is at the north west corner of said 84.7007 acre tract and the southwest corner of a 55.62 acre tract conveyed to Flucke Glade Run Farm, LP by Official Record 222 page 1061;

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

- 1) South 07° 50 minutes 11 seconds East a distance of 441.59 ft. to a mag nail previously set
- 2) South 10° 28 minutes 18 seconds East a distance of 330.26 ft. to a mag nail set at **The True Point Beginning;**

Thence, across said 84.7007 acre tract the following 3 new courses:

- 1) North 82° 55 minutes 43 seconds East, passing an iron pin and cap set at 25.82 ft., a total distance of 326.18 ft. to an iron pin and cap set (buried 1 ft. deep)
- 2) South 18° 22 minutes 29 seconds East a distance of 216.90 ft. to an iron pin and cap set (buried 1 ft. deep)
- 3) South 82° 55 minutes 44 seconds West, passing an iron pin and cap set at 310.06 ft., a total distance of 327.63 ft. to a mag nail set in the centerline of said Glade Run Road;

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

- 1) North 18° 22 minutes 29 seconds West a distance of 206.38 ft. to a mag nail previously set
- 2) North 10° 28 minutes 18 seconds West a distance of 10.34 ft. returning to **The True Point Beginning** containing 1.5995 Acres more or less.

With the benefit of a 20 ft. drainage easement, said 20 ft. drainage easement is tangent to and 10 ft. left and right of the following described center line:

Beginning at an iron pin and cap set at the north east corner of the hereinabove described 1.5995 acre tract;

Thence, North 00° 50 minutes 01 seconds East a distance of 41.42 ft. to a point in the centerline of an existing 20 ft. drainage easement;

Thence, with the centerline of said existing 20 ft. drainage easement, South 89° 09 minutes 59 seconds East a distance of 190.51 ft. to a point in the centerline of Glade run ditch and the eastern terminus of said 20 ft. drainage easement.

Said 20 ft. drainage easement is more clearly shown on plat accompanying this legal description.


Bearings are based on the north line of Lassel's 84.7007 acre tract (North 9° East) as described in Official Record 57 page 593.

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 December 29, 2008 by James R. Cottrill registration #6858. (Job #S081206A)




James R. Cottrill, P.S.

1.6458 Acre Tract
Surveyed for Marie Lassel

The following described 1.6458 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 6644, and being part of an 84.7007 acre tract conveyed to Marie Lassel by Official Record 57 page 593, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of a Glade Run Road (40 ft. right-of-way)(County Road 70) said railroad spike is at the north west corner of said 84.7007 acre tract and the southwest corner of a 55.62 acre tract conveyed to Flucke Glade Run Farm, LP by Official Record 222 page 1061;

Thence, with the south line of said 55.62 acre tract, North 90° 00 minutes 00 seconds East, passing an iron pin and cap set at 24.83 ft., a total distance of 231.44 ft. to an iron pin and cap set;

Thence, across said 84.7007 acre tract the following 2 new courses:

- 1) South 07° 50 minutes 11 seconds East a distance of 307.29 ft. to an iron pin and cap set (buried 1 ft. deep)
- 2) South 87° 20 minutes 18 seconds West, passing an iron pin and cap set at 46.75 ft., also passing a mag nail set in a concrete catch basin at 205.50 ft., a total distance of a 230.21 ft. to a mag nail set in the centerline of said Glade Run Road

Thence, with the centerline of said Glade Run Road, North 07° 50 minutes 11 seconds West a distance of 318.09 ft. returning to the point beginning containing 1.6458 acres more or less.

With the benefit of a 20 ft. drainage easement, said 20 ft. drainage easement is tangent to and 20 ft. north of the following described baseline:

Beginning at an iron pin and cap set at the southeast corner of the hereinabove described 1.6458 acre tract;

Thence, North 87° 20 minutes 18 seconds East a distance of 257.78 ft. to a point in the centerline of Glade Run Ditch and the eastern terminus of said 20 ft. drainage easement; Said 20 ft. drainage easement is more clearly shown on plat accompanying this legal description.

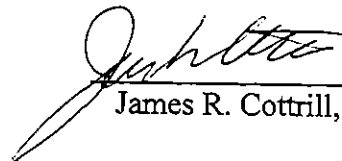
Bearings are based on the north line of Lassel's 84.7007 acre tract (North 9° East) as described in Official Record 57 page 593.

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 December 29, 2008 by James R. Cottrill registration #6858. (Job #S081206)




James R. Cottrill, P.S.