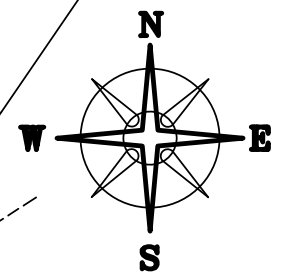


NOTES:
 THIS 3.3236 ACRE TRACT IS TO BE CONSIDERED A NONBUILDABLE LOT AND IS TO BECOME PART OF AND CONTINGENT TO COUGHLIN'S 82.1219 ACRE TRACT.

THOMAS & DEBORAH L. COUGHLIN
 OFFICIAL RECORD 48 PAGE 1163
 82.1219 ACRES

THOMAS & DEBORAH L. COUGHLIN (JT LIVES)
 OFFICIAL RECORD 210 PAGE 66
 73.5497 ACRES

BEARINGS BASED ON THE CENTERLINE OF GLADE RUN ROAD (S 22°41'30" W) AS DESCRIBED IN OFFICIAL RECORD 161 PAGE 14



LEACH FIELD EASEMENT FOR SEPTIC SYSTEM
3.3236± ACRES

4.5846± ACRES

HOLWAY HILLS

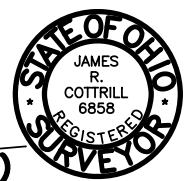
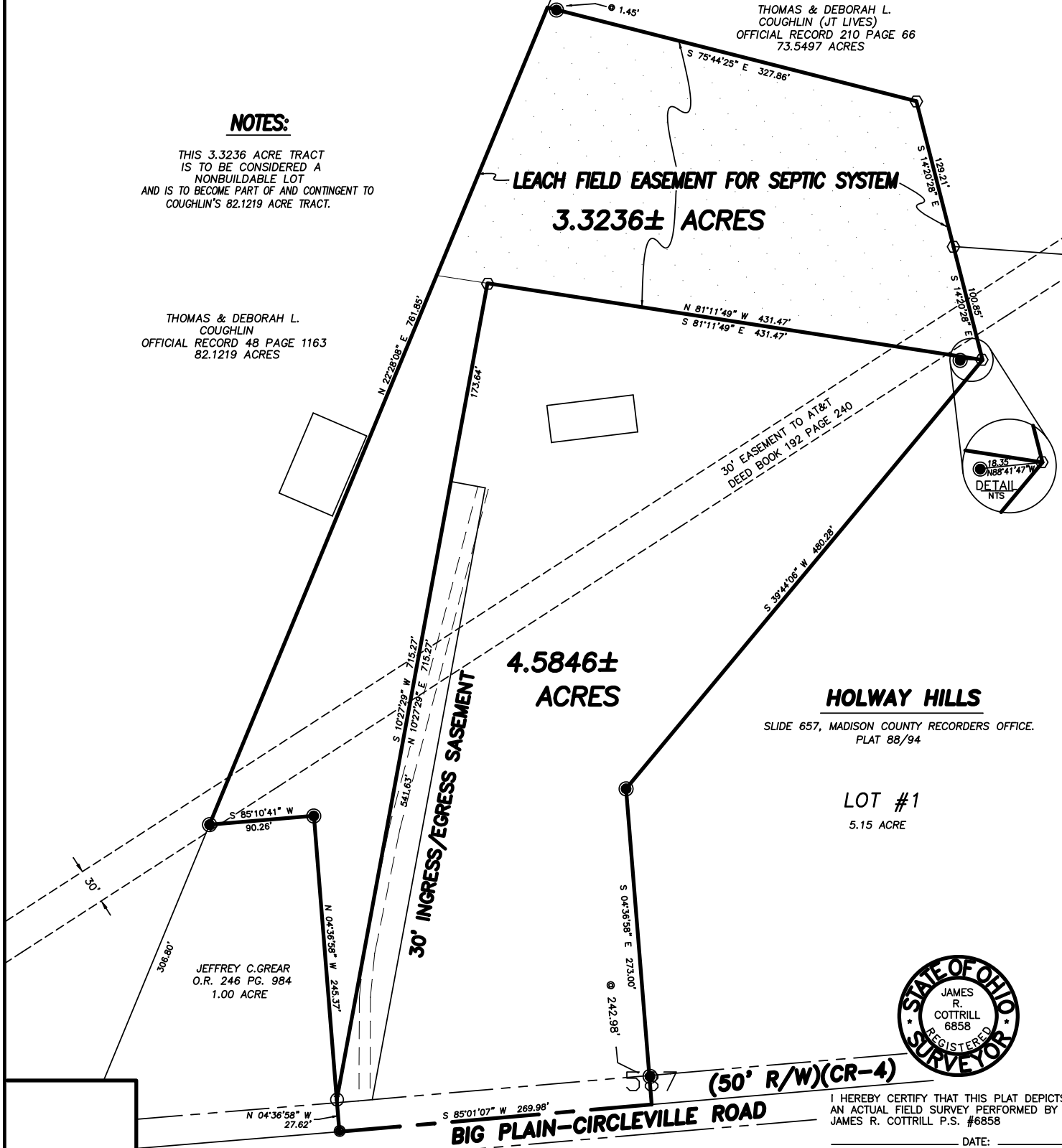
SLIDE 657, MADISON COUNTY RECORDERS OFFICE.
 PLAT 88/94

LOT #1
 5.15 ACRE

DEED REFERENCE
THOMAS A. COUGHLIN
O.R. 264 PG. 2617
7.900 ACRES

LEGEND

- ⊕ 3/4" IRON TEE BAR (FOUND)
 - 3/4" ⌀ IRON PIPE & YELLOW PLASTIC CAP STAMPED "WWB PS.7377" (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - MAG NAIL (SET)
 - 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD



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

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

3.3236± & 4.5846± ACRE TRACTS,
V.M.S. 4124, OAK RUN TOWNSHIP
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR TOM COUGHLIN

DATE DRAWN: 03/08/11	SCALE : 1" = 60' 60' 30' 0' 60'	CREW: MW
JOB # S061203		DWN. BY: RC
F. B. #		CK. BY: JRC

BIG PLAIN-CIRCLEVILLE ROAD
 (50' R/W)(CR-4)

3.3236 Acre Tract Surveyed for Tom Coughlin

The following described 3.3236 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4124, and being part of a 7.900 acre tract conveyed to Thomas A. Coughlin by Official Record 264 page 2617, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Big Plain - Circleville Road (County Road 4)(50 ft. right-of-way), said mag nail is at the southwest corner of said 7.900 acre tract and the southeast corner of a 1.00 acre tract conveyed to Jeffrey C. Grear by Official Record 246 page 984;

Thence, with the east line of said 1.00 acre tract, North 04° 36 minutes 58 seconds West a distance of 27.62 ft. to a 3/4 inch tee bar and cap found at **The True Point of Beginning**;

Thence, with said 1.00 acre tract the following 2 courses:

- 1) North 04° 36 minutes 58 seconds West a distance of 245.37 ft. to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "WWB PS 7377" found
- 2) South 85° 10 minutes 41 seconds West a distance of 90.26 ft. to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "WWB PS 7377" found in the east line of an 82.1219 acre tract conveyed to Thomas and Deborah L. Coughlin by Official Record 48 page 1163;

Thence, with the east line of said 82.1219 acre tract, North 22° 28 minutes 08 seconds East a distance of 761.85 ft. to the southwest corner of a 73.5497 acre tract conveyed to Thomas and Deborah L. Coughlin by Official Record 210 page 66;

Thence, with said 73.5497 acre tract, the following two courses:

- 1) South 75° 44 minutes 25 seconds East, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "WWB PS 7377" found at 1.45 ft., a total distance of 327.86 ft. to an iron pin and cap set
- 2) South 14° 20 minutes 28 seconds East a distance of 129.21 ft. to an iron pin and cap set at the northwest corner of Lot 1 of Holway Hills subdivision as recorded in slide 657 in the Madison County Recorder's Office;

Thence, with said Lot 1, South 14° 20 minutes 28 seconds East a distance of 100.85 ft. to an iron pin and cap set, from said iron pin and cap a 3/4 inch diameter iron pipe and yellow plastic cap stamped "WWB PS 7377" found bears North 88° 41 minutes 47 seconds West a distance of 18.35 ft.;

Thence, across said 7.900 acre tract the following 2 new courses:

- 1) North 81° 11 minutes 49 seconds West a distance of 431.47 ft. to an iron pin and cap set
- 2) South 10 degrees 27 minutes 29 seconds West a distance of 715.27 ft. returning to **The True Point of Beginning** containing **3.3236 Acres** more or less.

With the benefit of a 30 ft. Ingress/Egress Easement along the existing driveway, said easement is tangent to and 30 ft. east of the west line of a 4.5846 acre tract (surveyed by this surveyor on March 9, 2011, part of said 7.900 acre tract) and extends 541.63 ft. north of the north right-of-way line of said Big Plain - Circleville Road, and is more clearly shown on plat accompanying this legal description.

Subject to a Leach Field Easement for Septic System, said easement is tangent to and north of the north line of said 4.5846 acre tract and extends to the north line of said 7.900 acre tract, and is more particularly shown on plat accompanying this legal description.

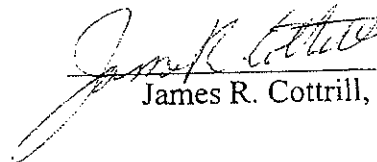
Subject to a 30 ft. Easement to AT & T as recorded in Deed Book 192 page 240.

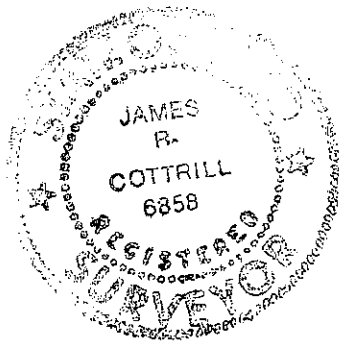
Bearings are based on the centerline of Glade Run Road (South 22° 41 minutes 30 seconds West) as described in Official Record 161 page 14.

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 March 9, 2011 by James R. Cottrill registration #6858. (Job #S110302A)


James R. Cottrill,



4.5846 Acre Tract
Surveyed for Tom Coughlin

The following described 4.5846 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4124, and being part of a 7.900 acre tract conveyed to Thomas A. Coughlin by Official Record 264 page 2617, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Big Plain - Circleville Road (County Road 4)(50 ft. right-of-way), said mag nail is at the southwest corner of said 7.900 acre tract and the southeast corner of a 1.00 acre tract conveyed to Jeffrey C. Grear by Official Record 246 page 984;

Thence, with the east line of said 1.00 acre tract, North 04° 36 minutes 58 seconds West a distance of 27.62 ft. to a 3/4 inch tee bar and cap found;

Thence, across said 7.900 acre tract the following 2 new courses:

- 1) North 10° 27 minutes 29 seconds East a distance of 715.27 ft. to an iron pin and cap set
- 2) South 81° 11 minutes 49 seconds East a distance of 431.47 ft. to an iron pin and cap set corner to Lot 1 of Holway Hills subdivision as recorded on slide 657 in the Madison County Recorder's Office, from said iron pin and cap a 3/4 inch diameter iron pipe and yellow plastic cap stamped "WWB PS 7377" found bears North 88° 41 minutes 47 seconds West a distance of 18.35 ft.

Thence, with said Lot 1 the following two courses:

- 1) South 39° 44 minutes 06 seconds West a distance of 480.28 ft. to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "WWB PS 7377" found
- 2) South 04° 36 minutes 58 seconds East, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "WWB PS 7377" found at 242.98 ft., a total distance of 273.00 ft. to a point in the centerline of said Big Plain - Circleville Road;

Thence, with the centerline of said Big Plain - Circleville Road, South 85° 01 minutes 07 seconds West a distance of 269.98 ft. returning to the point beginning containing **4.5846 Acres** more or less.

Subject to a 30 ft. Ingress/Egress Easement along the existing driveway, said easement is tangent to and 30 ft. east of the west line of the here in above described 4.5846 acre tract and extends 541.63 ft. North of the north right-of-way line of said Big Plain - Circleville Road, and is more clearly shown on plat accompanying this legal description.

With the benefit of a Leach Field Easement for Septic System, said easement is tangent to and north of the north line of the here in above described 4.5846 acre tract and extends to the north line of said 7.900 acre tract, and is more particularly shown on plat accompanying this legal description.

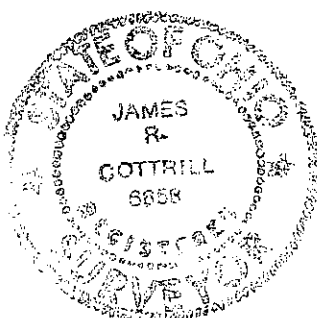
Subject to a 30 ft. Easement to AT & T as recorded in Deed Book 192 page 240.

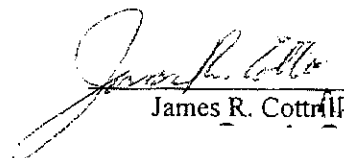
Bearings are based on the centerline of Glade Run Road (South 22° 41 minutes 30 seconds West) as described in Official Record 161 page 14.

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 March 9, 2011 by James R. Cottrill registration #6858. (Job #S110302)




James R. Cottrill