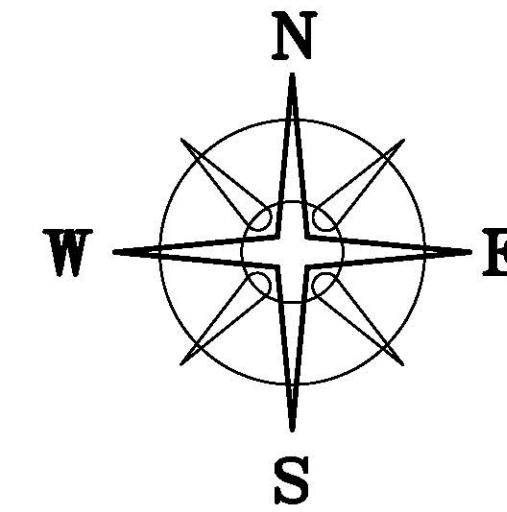


BEARINGS ARE BASED ON THE \varnothing OF BIG PLAIN-CIRCLEVILLE ROAD (S 62°23' E)
AS DESCRIBED IN OFFICIAL RECORD 73 PAGE 248.



DLPN, LLC
O.R. 278 PG. 300
99.739 ACRES

BIG PLAIN-CIRCLEVILLE ROAD (CR-4)(50' R/W)
N 62°23'00" W 516.10'
451.08'

SPRING VALLEY ROAD (CR-71)(50' R/W)

POINT OF COMMENCEMENT

S 13°53'09" W 1363.29'

SHERRY K. MEADE
AKA SHERRY K. DILTZ
OR. 73 P. 248
20.000 ACRES

WILLIAM R. & LEONA M. ALLEN
D.B. 232 P. 374
39.00 ACRES

1.3274± ACRES

TRUE POINT OF BEGINNING

TO A POINT IN A
LOW ROUGH AREA

307.55'
N 39°57'05" E 478.18'
N 46°12'14" W 242.38'
S 73°53'08" W 550.38'

LOWER GWYNNE FARMS LIMITED
O.R. 233 PAGE 293
197.45 (TRACT 1)

DEED REFERENCE
SERENA E. MILLER
DEED BOOK 225 PAGE 104
DEED BOOK 294 PAGE 695A
Ⓐ 20.000 ACRES

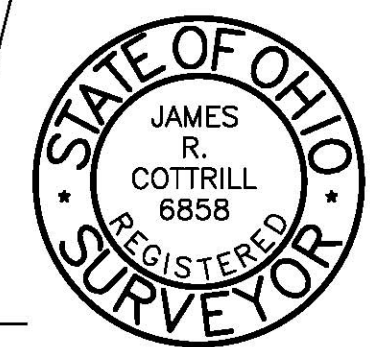
NOTES

1.3274± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO MEADE'S 20.000
ACRE TRACT AND IS COMBINED BY THIS SURVEYOR ON 9/25/12 (SEE OTHER PLAT)

LEGEND

- ⊙ 1/2" IRON PIPE (FOUND)
- Ⓐ 8" WOOD FENCE POST (FOUND)
- △ 5/8" # REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC. (FOUND)
- RAIL ROAD SPIKE (FOUND)
- 1/2" IRON PIPE (FOUND)
- ⬡ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

COTTRILL SURVEYING, L.L.C. 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811		
1.3274± ACRES, VMS 1020, OAK RUN TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR SHERRY K. DILTZ		
DATE DRAWN: 09/25/12 JOB # S120910 F. B. #	SCALE : 1" = 200' 200' 100' 0 200' 	CREW: <u>MW</u> DWN. BY: <u>MW</u> CK. BY: _____

The following described 1.3274 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 1020, and being part of a 20.000 acre tract conveyed to Serena E Miller by Deed Book 225 page 104 and Deed Book 294 page 695A, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Spring Valley Road (County Road 71)(50 foot right-of-way) with the centerline of Big Plain-Circleville Road (County Road 4) (50 foot right-of-way);

Thence, with the centerline of said Big Plain-Circleville Road, North 62° 23 min. 00 seconds West, passing a railroad spike found at the northeast corner of a 20.000 acre tract conveyed to Sherry K. Meade (a.k.a. Sherry K. Diltz) by Official Record 73 page 248 at 65.02 feet, a total distance of 516.10 feet to a railroad spike found at the northern corner common to said 20.000 acre tracts;

Thence, with the line between said 20.000 acre tracts, South 13° 53 min. 09 seconds West, passing a 1/2 inch diameter iron pipe found at 25.73 feet, a total distance of 1363.29 feet to an iron pin and cap set at **The True Point Beginning**;

Thence, continuing with the line between said 20.000 acre tracts, **South 13° 53 min. 09 seconds West** a distance of **550.38 feet** to an iron pin and cap set in the north line of a 197.45 acre tract (tract 1) conveyed to Lower Gwynne Farms Limited by Official Record 233 page 293;

Thence, with the north line of said 197.45 acre tract, **North 46° 12 min. 34 seconds West** a distance of **242.38 feet** to a point in a low rough area;

Thence, with a new line across said Miller's 20.000 acre tract, **North 39° 57 min. 05 seconds East**, passing an iron pin and cap set at 67.25 feet, a total distance of **478.18 feet** returning to **The True Point of Beginning** containing **1.3274 Acres** more or less.

The here in above described 1.3274 acre tract is to be combined with Meade's 20.000 acre tract. See legal description and plat following this deed.

Bearings are based on the centerline of Big Plain-Circleville Road (South 62° 23 min. East) as described in Official Record 73 page 248.

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 September 27, 2012 by James R. Cottrill registration #6858. (Job #S120910-1.3274AC)


James R. Cottrill, PS

