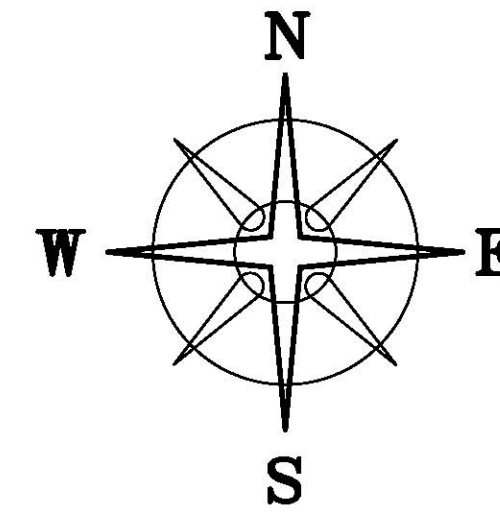


BEARINGS ARE BASED ON THE  $\bar{C}$  OF BIG PLAIN-CIRCLEVILLE ROAD (S 62°23' E)  
AS DESCRIBED IN OFFICIAL RECORD 73 PAGE 248.



DLPN, LLC  
OR 278 P 300  
99.739 ACRES

SERENA E. MILLER  
D.B. 225 PG. 104  
D.B. 294 PG. 695A  
20.000 ACRES  
-1.3274 ACRES  
18.6726 ACRES

**21.3071 ACRES**

19.9797 ACRES

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

1.3274 ACRES

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



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

**DEED REFERENCE**  
SHERRY K. MEADE  
AKA SHERRY K. DILTZ  
O.R. 73 PG. 248  
Ⓐ 20.000 ACRES  
  
SHERRY K. DILTZ  
OR. \_\_\_\_\_ PG. \_\_\_\_\_  
Ⓑ 1.3274 ACRES

**LEGEND**

- ⊙ IRON PIN (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.

**COTTRILL SURVEYING, L.L.C.**

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

**21.3071 ACRE TRACTS, 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: MW  
DWN. BY: MW  
CK. BY: \_\_\_\_\_

The following described 21.3071 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 1020, and being all of a 20.000 acre tract conveyed to Sherry K. Meade (a.k.a. Sherry K. Diltz) by Official Record 73 page 248 and all of a 1.3274 acre tract conveyed to Sherry K. Diltz by Official Record ~~261~~ page ~~374~~, 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 a distance of 65.02 feet to a railroad spike found at the northeast corner of said 20.000 acre tract and the northwest corner of a 39.00 acre tract conveyed to William R and Leona M Allen by Deed Book 232 page 374 and **The True Point Beginning**;

Thence, with the West line of said 39.00 acre tract, **South 13° 53 min. 09 seconds West**, passing an iron pin and cap set at 25.74 feet, a total distance of **2058.62 feet** to a 1/2 inch diameter iron pipe found 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**, passing an iron pin and cap set at the southeast corner of said 1.3274 acre tract at 505.50 feet, a total distance of **747.88 feet** to a point in a low rough area and corner to the remaining 18.6726 acre tract conveyed to Serena E Miller by Deed Book 225 page 104 and Deed Book 294 page 695A;

Thence, with the line between said 18.6726 and said 1.3274 acre tracts, **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** to an iron pin and cap set in the line between said 18.6726 and 20.000 acre tracts;

Thence, with the line between said 18.6726 and 20.000 acre tracts, **North 13° 53 min. 09 seconds East**, passing a 1/2 inch diameter iron pipe found at 1337.56 feet, a total distance of **1363.29 feet** to a railroad Spike found in the centerline of said Big Plain-Circleville Road;

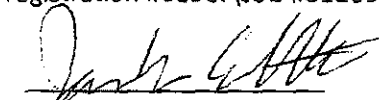
Thence, with the centerline of said Big Plain-Circleville Road, **South 62° 23 min. 00 seconds East** a distance of **451.08 feet** returning to **The True Point of Beginning** containing **21.3071 Acres** more or less, of which 19.9797 acres more or less is all of said 20.000 acre tract and 1.3274 acres more or less is all of said 1.3274 acre tract.

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 #S120910-21.3071AC)

  
James R. Cottrill, PS

