

SELSOR-MOON RD. (CR 16)

VMS 540  
VMS 1238

VMS 540  
VMS 3674

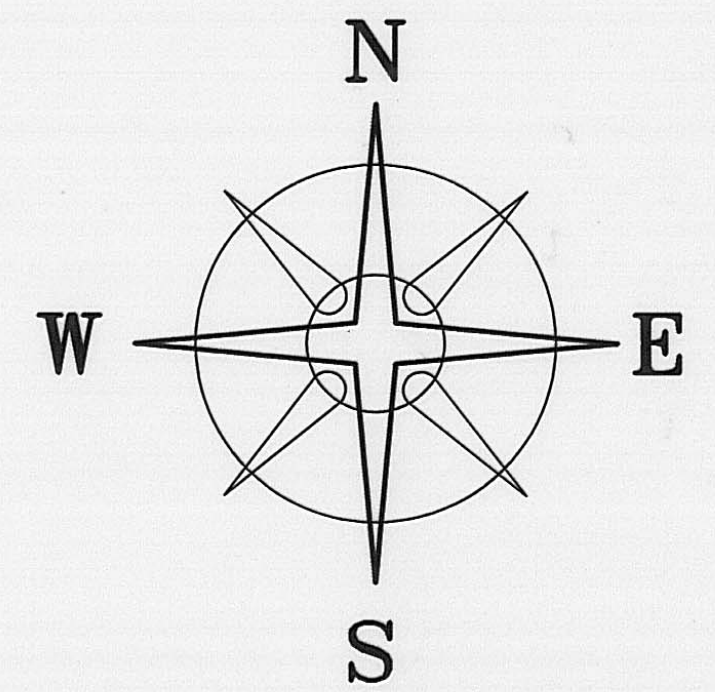
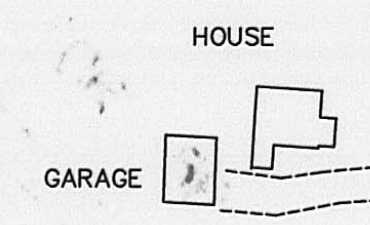
S 86°30'29" E 100.16'  
N 84°30'00" E 273.24'

⊙ 1141.10'

N 05°00'00" E 1166.10'

S 05°00'00" W 1207.80'

10.0000+/-  
ACRES



BEARINGS BASED ON THE C OF FRALICK ROAD (S5°W)  
AS DESCRIBED IN VOL. 279, PG. 40.

DEED REFERENCE  
PAINT CREEK FARMS CO.  
VOL. 279, PG. 40  
36.73 ACRES

143

FRALICK RD. (T-86)(45'R/W)

VMS 1238

VMS 3674

⊙ 20.00'  
N 86°40'00" W 368.95'

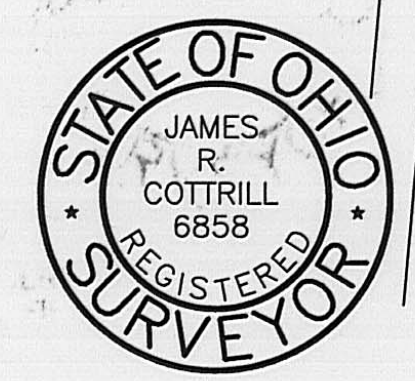
LEGEND

- ⊙ 1/2" IRON PIPE (FOUND)
  - △ MAG NAIL SET OVER IRON PIN FOUND
  - MAG NAIL (SET)
  - ⊙ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

66-2000

EDWIN L. & RITA J. VALLERY  
VOL. 264, PG. 885  
107.541 ACRES

214



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

*James R. Cottrill* DATE: 2-9-00

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

10.0000± ACRES, VMS 1238 & 540,  
STOKES TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR PAINT CREEK FARMS CO.

DATE DRAWN: 2-4-00	SCALE: 1" = 100'	CREW: MW, JB
JOB # S000203	100' 50' 0 100'	DWN. BY: RC
F. B. # 24		CK. BY:



444-113  
3-15-11  
4-1-11

Description of a 10.0000 acre tract  
Surveyed for Paint Creek Farms Company

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Stokes Township, V.M.S. 1238, and 540, and being part of a 36.73 acre tract conveyed to Paint Creek Farms Company by Volume 279 Page 40 and being more particularly described as follows:

Beginning at a mag nail set over and iron pin found at the centerline intersection of Fralick Road (Township Road 86)(45 foot right-of-way) with the centerline of Selsor Moon Road (County Road 16) said mag nail is also in the line between V.M.S. 540 and 3674 said mag nail also being the northeast corner of said 36.73 acre tract;

Thence, with the centerline of Fralick Road South 05 deg. 00 min. 00 sec. West a distance of 1270.80 feet to a ½ inch diameter iron pipe found at the northeast corner of a 107.541 acre tract conveyed to Edwin L. and Rita J. Vallery by Volume 264 Page 885;

Thence, with the North line of said 107.541 acre tract North 86 deg. 40 min. 00 sec. West, passing an iron pin and cap set at 20.00 feet, a total distance of 368.95 feet to an iron pin and cap set

Thence, across said 36.73 acre tract North 05 deg. 00 min. 00 sec. East being parallel to the centerline of Fralick Road passing an iron pin and cap set at 1141.10 feet, a total distance of 1166.10 feet to a mag nail set in the centerline of Selsor Moon Road, also being in the line between V.M.S. 540 and V.M.S. 1238;

Thence, with said centerline the following two courses:

- 1) South 86 deg. 30 min. 29 sec. East a distance of 100.16 feet to a mag nail at an angle point in said centerline
- 2) North 84 deg. 30 min. 00 sec. East a distance of 273.24 feet, returning to the point of beginning containing 10.0000 acres more or less.

Bearings are based on the centerline of Fralick Road (South 05 deg. West) as described in Volume 279 Page 40.

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 6858."

This description is based on a field survey performed February 4, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.