



BEARINGS ARE BASED ON THE C OF STATE ROUTE 38
(N 37°18'42" W) AS DESCRIBED IN VOL. 80 PG. 365

DEED REFERENCE
OAK HILL FARMS INC.
157.170 ACRES
VOL. 80 PG. 365



LEGEND

- 5/8" ϕ IRON PIN & CAP (PREVIOUSLY SET)
- 5/8" ϕ REBAR & RED PLASTIC CAP STAMPED "McCARTY ASSOCIATES" (FOUND)
- 3/4" ϕ SOLID IRON PIN (FOUND)
- △ 1" ϕ SOLID IRON PIN (FOUND)
- MONUMENT BOX (FOUND)
- MAG NAIL (SET)
- ⊙ P K NAIL IN 18" ϕ CONCRETE FENCE POST (FOUND)
- ⬡ 5/8" ϕ 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: 2-4-00

REV. 2-4-00 - EASEMENT

JAMES R. COTTRILL P.S.

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

2.0038± & 2.3100± ACRES;
VMS 15524 & 4156, RANGE TWP.,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MIKE PITSTICK

DATE DRAWN:
10-22-99
JOB #S991007
F. B. # 23

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

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

52-01

Description of a 2.3100 acre tract
Surveyed for Mike Pitstick

The following described 2.3100 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 15524 and 4156 and being part of a 157.170 acre tract conveyed to Oak Hill Farms Inc. by Volume 80 Page 365 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 38 (60 foot right-of-way) said point bears South 37 deg. 18 min. 42 sec. East a distance of 636.09 feet from a centerline right-of-way monument (found) at the intersection of the State Route 38 with the centerline of Counts Road (Township Road 75) (40 foot right-of-way) said point being the northwest corner of a 3.91 acre tract conveyed to Gabriella Dinardo by Volume 18 Page 1127

Thence, with the centerline of State Route 38 North 37 deg. 18 min 42 sec. West a distance 213.37 feet to a mag nail set in said centerline

Thence, across said 157.170 acre tract the following two new courses:

- 1.) North 62 deg. 26 min. 19 sec. East passing an iron pin and cap set at 30.96 feet a total distance of 412.69 feet to an iron pin and cap set
- 2.) South 38 deg. 11 min. 22 sec. East a distance of 279.93 feet to an iron pin and cap set in the north line of said 3.91 acre tract

Thence, with said north line South 71 deg. 02 min. 59 sec. West passing a pk (found) in the top of a 18" diameter concrete fence post 401.28 feet a total distance of 433.07 feet returning to the true point of beginning containing 2.3100 more or less acres

Benefit of a 20' Drainage Easement

Said 20 foot drainage easement extends with the northeast corner of said 2.3100 acre tract to the centerline of William Cathcart Ditch said 20 foot drainage easement is contingent to and 10 feet left and right of the following described centerline:

Beginning at an iron pin and cap set at the northeast corner of the here-in-above described 2.3100 acre tract

Thence, across said 157.170 acre tract North 44 deg. 57 min. 47 sec. East a distance of 190.60 feet to a point in the centerline of William Cathcart Ditch and being the northeast terminus of said 20 foot drainage easement

Bearings are based on the centerline of State Route 38 (North 37 deg. 18 min. 42 sec. West) as described in Volume 80 Page 365

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 October 22,1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 2.0038 acre tract
Surveyed for Mike Pitstick

The following described 2.0038 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 15524 and 4156 and being part of a 157.70 acre tract conveyed to Oak Hill Farms Inc. by Volume 80 Page 365 and being more particularly described as follows:

Beginning at a centerline monument (found) at the centerline intersection of State Route 38 (60 foot right-of-way) with the centerline of Counts Road (Township Road 75) (40 foot right-of-way) said right-of-way monument at the western most corner of a 1.00 acre tract conveyed to Leonard Hiser etal by Volume 34 Page 1030

Thence, with the said centerline of State Route 38 South 37 deg. 18 min. 42 sec. East a distance of 209.34 feet to a point in said centerline in the southern most corner of said 1.00 acre tract and being the true point of beginning

Thence, with the southeast line of said 1.00 acre tract North 50 deg. 27 min. 32 sec. East passing an iron pin and cap previously set at 30.87 feet also passing a 5/8" rebar and red plastic cap stamped McCarty Associates (found) at the eastern most corner of said 1.00 acre tract at 209.13 feet a total distance of 293.69 feet to an iron pin and cap set

Thence, across said 157.170 acre tract the following two new courses:

- 1.) South 58 deg. 20 min. 05 sec. East a distance of 315.71 feet to an iron pin and cap set
- 2.) South 62 deg. 26 min. 19 sec. West passing an iron pin and cap set at 381.73 feet a total distance of 412.69 feet to a mag nail set in the centerline of State Route 38

Thence, with said centerline North 37 deg. 18 min. 42 sec. West a distance of 213.38 feet returning to the true point of beginning containing 2.0038 more or less acres

Benefit of a 20' Drainage Easement

Said 20 foot drainage easement extends with the south eastern most corner or the here-in-above described 2.0038 acre tract to the centerline of William Cathcart Ditch being contingent to and 10 feet left and right of the following described centerline

Beginning at an iron pin and cap set at the eastern most corner of the here-in-above described 2.0038 acre tract

Thence, North 44 deg. 57 min. 47 sec. East a distance of 190.60 feet to a point in the centerline of said William Cathcart Ditch and being the northeastern most terminus of said 20 foot drainage easement

Bearings are based on the centerline of State Route 38 (North 37 deg. 18 min. 42 sec. West) as described in Volume 80 Page 365.

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 October 22,1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 30 foot ingress egress easement
Suveyed for Mike Pitstick

The following described 30 foot ingress egress easement is situated in the State of Ohio, Madison County, Range Township, V.M.S. 15524 and 4156, and being across a 157.170 acre tract conveyed to Oak Hill Farms Inc. by Volume 80 Page 365 and being more particularly described as follows:

Said 30 foot ingress egress easement extends from the southeast right-of-way line of Counts Road (Township Road 75) (40 foot right-of-way) across said 157.170 acre tract, tangent to and East of a 2.0038 acre tract and a 2.3100 acre tract both surveyed for Mike Pitstick 10-22-99 and not recorded to date

Said 30 foot ingress egress easement is tangent to and northeast of the following described baseline:

Beginning at a point in the Southeast right-of-way line of Counts Road said point bears North 37 deg. 21 min. 09 sec. West a distance of 188.96 feet from an iron pin and cap set at the northern most corner of said 2.0038 acre tract

Thence, across said 157.170 acre tract South 37 deg. 21 min. 09 sec. East a distance of 188.96 feet to an iron pin and cap set at the northern most corner of said 2.0038 acre tract;

Thence, with the Northeast line of said 2.0038 acre tract South 58 deg. 20 min. 05 sec. East a distance of 315.71 feet to an iron pin and cap set at the eastern corner common to said 2.0038 acre tract and 2.3100 acre tracts

Thence, with the East line of said 2.3100 acre tract South 38 deg. 11 min. 22 sec. East a distance of 100.00 feet to the southeastern terminus of said 30 foot ingress egress easement

Bearings are based on the centerline of State Route 38 (North 37 deg. 18 min. 42 sec. West) as described in Volume 80 Page 365.

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 October 22,1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.