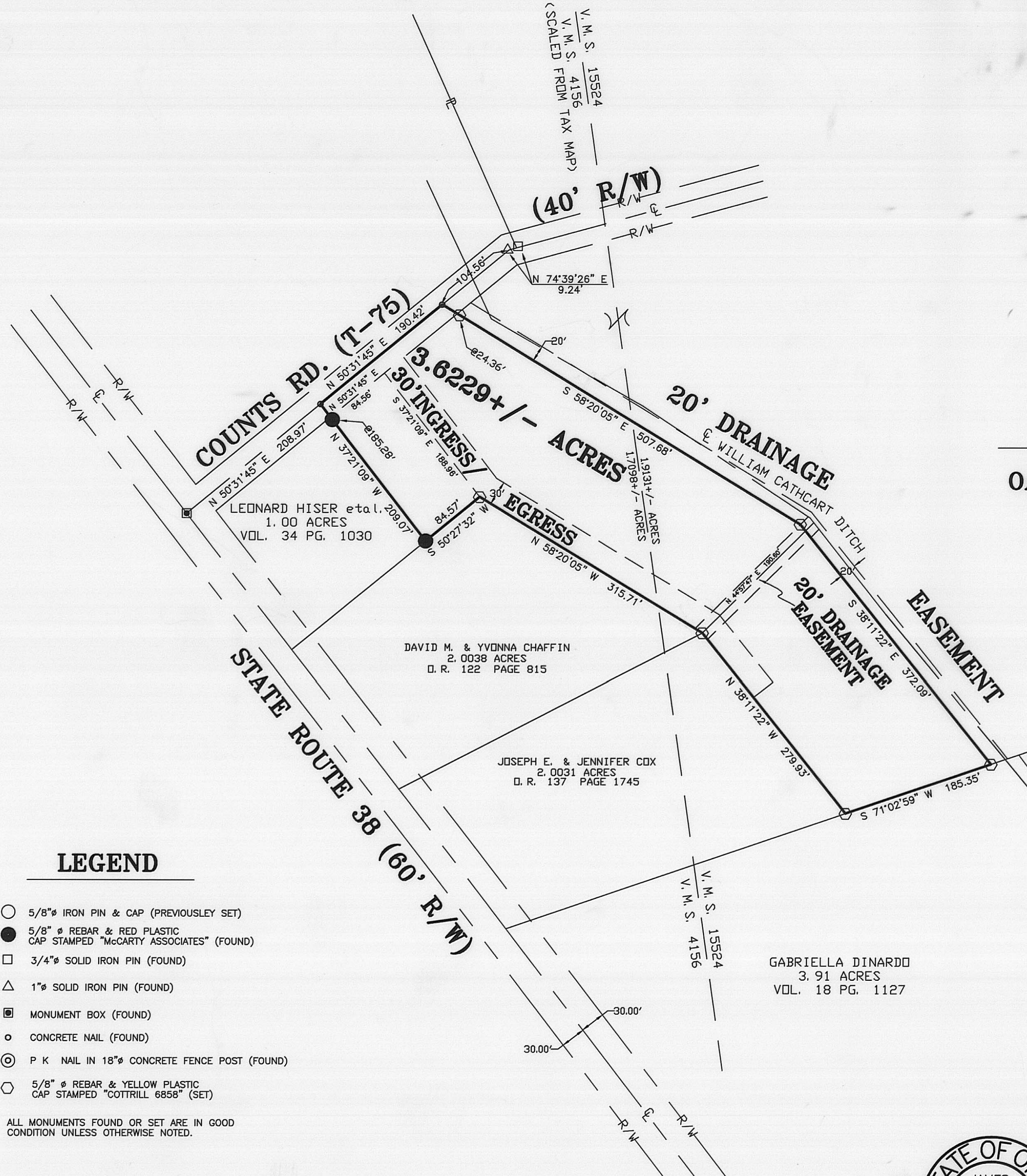
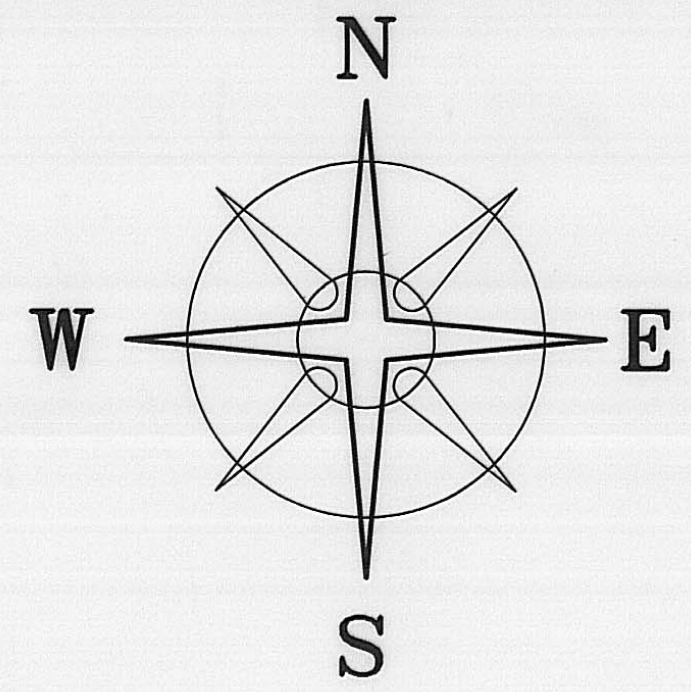


BEARINGS ARE BASED ON THE C OF STATE ROUTE 38
(N 37° 18' 42" W) AS DESCRIBED IN VOL. 80 PG. 365



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)
- CONCRETE NAIL (FOUND)
- ⊙ 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
 DATE: 4-2-02

JAMES R. COTTRILL P.S.		
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811		
3.6229+/- ACRES, V. M. S. 15524 & V. M. S. 4156, RANGE TWP., MADISON CO., OHIO, SURVEYED FOR MIKE PITSTICK		
DATE DRAWN: 03/18/02	SCALE : 1" = 100' 100' 50' 0 100'	CREW: MW, EM
JOB # S020307		DWN. BY: MW, EM
F. B. # 29		CK. BY:

Description of 3.6229 acre tract
Surveyed for Mike Pitstick

The following described 3.6229 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 centerline monument box (found) at the intersection of the centerline of State Route 38 (60 foot right-of-way) with the centerline of Counts Road (Township Road 75 (40 foot right-of-way) said monument box being at the western most corner of a 1.00 acre tract conveyed to Leonard Hiser et.al. by Volume 34 Page 1030;

Thence, with the centerline of Counts Road North 50 deg. 31 min. 45 sec. East a distance of 208.97 feet to a mag nail set at the northern most corner of said 1.00 acre tract also being corner to said 157.170 acre tract said mag nail also being the **True Point of Beginning**;

Thence, continuing with the centerline of Counts Road North 50 deg. 31 min. 45 sec. East a distance of 190.42 feet to a mag nail set in said centerline;

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

- 1) South 58 deg. 20 min. 05 sec. East, passing an iron pin and cap set at 24.36 feet, a total distance of 507.68 feet to an iron pin and cap set on the West bank of William Cathcart Ditch
- 2) South 38 deg. 11 min. 22 sec. East a distance of 372.09 feet to an iron pin and cap set in the North line of a 3.91 acre tract conveyed to Gabriella Dinardo by Volume 18 Page 1127;

Thence, with said North line South 71 deg. 02 min. 59 sec. West a distance of 185.35 feet to an iron pin and cap set at the easternmost corner of a 2.3100 acre tract CONVEYED TO Joseph E. and Jennifer Cox by Official Record 137 Page 1745

Thence with the northeast line of said 2.3100 acres North 38 deg. 11 min. 22 sec. West a distance of 279.93 feet to an iron pin and cap set at the easternmost corner of a 2.0038 acre tract conveyed to David and Yvonna Chaffin by Official Record 122 Page 815

Thence with said 2.0038 acres the following two (2) courses:

- 1) North 58 deg. 20 min. 05 sec. West a distance of 315.71 feet to an iron pin and cap set
- 2) South 50 deg. 27 min. 32 sec. West a distance of 84.57 feet to a 5/8 inch diameter rebar an red plastic cap stamped "McCarty" found at the easternmost corner of said 1.00 acres

Thence with the northeast line of said 1.00 acres North 37 deg. 21 min. 09 sec. West, passing a 5/8 inch diameter rebar an red plastic cap stamped "McCarty" found at 185.28 feet, a total distance of 209.07 feet, returning to the **True Point of Beginning** containing 3.6229 acres more or less, of which 1.9131+/- acres being in V.M.S. 15524 and 1.7098+/- acres being in V.M.S. 4156

With the benefit of a 20 foot drainage easement said easement is tangent to and East of the here-in-above described 7.9367 acre tract and extends from the southern right-of-way line of Counts Road to the southern line of said Oak Hill Farms Inc. 157.170 acre tract

Said drainage easement is tangent to and 20 feet left of the following described baseline:

Beginning at a mag nail set at the northern most corner of the here-in-above described 7.9367 acre tract said mag nail bears North 50 deg. 31 min. 45 sec. East a distance of 399.39 feet from a centerline monument box found at the centerline intersection of State Route 38 with the centerline of Counts Road;

Thence, South 58 deg. 20 min. 05 sec. East a distance of 21.14 feet to the true point of beginning of said drainage easement;

Thence, continuing with the East line of the here-in-above described 7.9367 acre tract the following two courses:

- 1) South 58 deg. 20 min. 05 sec. East a distance of 486.55 feet to an iron pin and cap set
- 2) South 38 deg. 11 min. 22 sec. East a distance of 372.09 feet to an iron pin and cap set in the north line of a 3.91 acre tract conveyed to Gabriella Dinardo by Volume 18 Page 1127 also being the southern terminus of said 20 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 March 02 by James R. Cottrill registration #6858. (Job #S020307)


James R. Cottrill, P.S.