

PRAIRIE ROAD (C-177)

PRAIRIE ROAD (C-25)

CHARLESTON-CHILLICOTHE ROAD (C-15B) (40' R/W)

OAK HILL FARMS
VOL. 240 PAGE 296
270.7934 ORIG. ACRES
122.034 ACRES (MADISON COUNTY)

OAK HILL FARMS INC.
VOL. 142 PAGE 160
270.7934 ORIG. ACRES
145.45 ACRES (MADISON COUNTY)

80.0000+/- ACRES

50.1095+/- ACRES

SEDALIA FARMS INC.
38.4 ACRES
VOL. 144 PAGE 128

SEDALIA FARMS INC.
64.10 ACRES
VOL. 80 PAGE 505

MADISON COUNTY (RANGE TWP.)
51.0801+/- ACRES
S 87°19'05" E 1536.69'
FAYETTE COUNTY (PAINT TWP.)
28.9199+/- ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 10-17-01

LEGEND

- RAIL ROAD SPIKE
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

JAMES R. COTTRILL P.S.

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

80.0000± ACRES AND 50.1095± ACRES,
V.M.S. 6538 AND V.M.S. 7267/7567/7890 & 6538,
RANGE TOWNSHIP/MADISON COUNTY,
PAINT TOWNSHIP/FAYETTE COUNTY, STATE OF OHIO
SURVEYED FOR MIKE PITSTICK

DATE DRAWN:
10-12-01
JOB #S011003
F. B. # 28

SCALE : 1"=300'
300' 150' 0 300'

CREW: MW, EM
DWN. BY: RC, EM
CK. BY: JRC

CLEMENS VON TWICKEL JR.
166.00 ACRES
VOL. 157 PAGE 883

572
573
574

572 573 574

575

1-32

1-32

1-38

1-32

1-33

617.99'

N 21°32'00" E 1628.51'

N 78°25'00" W 1476.47'

N 68°28'00" W 1454.26'
S 68°28'00" E 1454.26'

N 21°32'00" E 2059.79'
1441.81'

S 21°32'00" W 2609.05'
1494.54'

1114.51'

S 80°28'14" E 766.15'

N 82°34'57" E 805.52'

S 44°58'08" E 1370.94'

V.M.S. 7267 / 7567 / 7890
V.M.S. 6538

50.1095 acre tract
Surveyed for Mike Pitstick

The following described 50.1095 acre tract is situated in the state of Ohio, Fayette County, Paint Township, V.M.S. 6538, being part of a 270.7934 original acres (122.034 acres in Madison County, 145.45 acres in Fayette County) conveyed to Oak Hill Farms Inc. by Volume 240 Page 296 in Madison County and Volume 142 Page 160 in Fayette County and being more particularly described as follows:

Commencing from an iron pin and cap set in the south right-of-way line of Charleston-Chillicothe Road (County Road 15B)(40 foot right-of-way) said iron pin and cap being at the northeast corner of said 270.7934 acre original acre tract, said iron pin and cap also being at the northwest corner of a 102.5 acre tract conveyed to Sedalia Farms Inc. by Vol. 144 Page 128 (38.4 Acres) Madison County and Vol. 80 Page 505 (64.10 acres) Fayette County

Thence with west line of said 102.5 acre tract South 21 deg. 32 min. 00 sec. West, passing the Madison/Fayette County line at 1494.54 feet, a total distance of 2609.05 feet to an iron pin and cap set, said iron pin and cap being the **True Point of Beginning**

Thence continuing with said west line South 21 deg. 32 min. 00 sec. West a distance of 1373.39 feet to an iron pin and cap set in the north line of a 166.00 acre tract conveyed to Clemmens Von Twickel Jr. by Vol. 157 Page 883 Fayette County, said iron pin and cap also being the southeast corner of said 270.7934 acre and the southwest corner of said 102.5 acres

Thence with the north line of said 166.00 acres North 78 deg. 25 min. 00 sec. West a distance of 1476.47 feet to an iron pin and cap set

Thence through said 270.7934 acres the following 2 new courses:

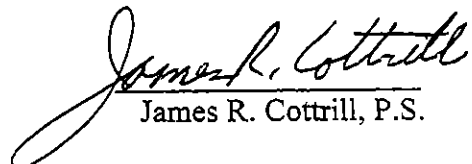
- 1) North 21 deg. 32 min. 00 sec. East a distance of 1628.51 feet to an iron pin and cap set
- 2) South 68 deg. 28 min. 00 sec. East a distance of 1454.26 feet, returning to the **Point of Beginning** containing 50.1095 acre more or less

Bearings are based on the East line of a 270.7934 original acres tract (North 21 deg. 32 min. East) as described in vol. 240 page 296, Madison County Recorder's Office

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 13, 2001 by James R. Cottrill registration #6858. (Job # S010204)


James R. Cottrill, P.S.

80.000 acres tract
Surveyed for Mike Pitstick

The following described 80.0000 acre tract is situated in the state of Ohio, Paint Township in Fayette County, and Range Township in Madison County, V.M.S. 7267/7567/7890 and 6538, being part of a 270.7934 original acres (122.034 acres in Madison County, 145.45 acres in Fayette County) conveyed to Oak Hill Farms Inc. by Volume 240 Page 296 in Madison County and Volume 142 Page 160 in Fayette County and being more particularly described as follows:

Commencing from a railroad spike found at the intersection of the centerline of Prairie Road (County Road 177) with the north right-of-way line of Charleston-Chillicothe Road (County Road 15B)(40 foot right-of-way) said railroad spike being the northernmost corner of said 270.7934 acre original acre tract

Thence with the north line of said Charleston-Chillicothe Road South 44 deg. 58 min. 08 sec. East a distance of 1370.94 feet to an iron pin cap set in the south right-of-way line of said Charleston Chillicothe Road, said iron pin and cap being the **True Point of Beginning**

Thence with said south right-of-way line the following two courses:

- 1) North 82 deg. 34 min. 57 sec. East a distance of 805.52 feet to an iron pin cap set
- 2) South 80 deg. 28 min. 14 sec. East a distance of 766.15 feet to an iron pin cap set in said right-of-way line at the northeast corner of said 270.7934 acre tract and the northwest corner of a 38.4 acre tract conveyed to Sedalia Farms Inc. by Volume 144 Page 128 in Madison County

Thence with the east line of said 270.7934 acre tract South 21 deg. 32 minutes 00 sec. West passing the Madison Fayette County line at 1494.54 feet a total distance of 2609.05 feet to iron pin cap set

Thence through said 270.7934 acre tract the following two courses:

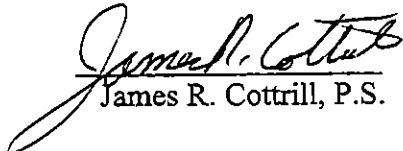
- 1) North 68 degrees 28 min. 00 sec. West a distance of 1454.26 feet to an iron pin cap set
- 2) North 21 deg. 32 minutes 00 sec. East passing the Madison Fayette County line at 617.99 feet a total distance of 2059.79 feet returning to the point beginning containing 80.0000 acres more or less of which 51.0801 acres more or less is in Range Township/Madison County and 28.9199 acres more or less is in Paint Township/Fayette County.

Bearings are based on the East line of a 270.7934 original acres tract (North 21 deg. 32 min. East) as described in vol. 240 page 296, Madison County Recorder's Office

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 13, 2001 by James R. Cottrill registration #6858. (Job # S010204)


James R. Cottrill, P.S.