



DEED REFERENCE
 OAK HILL FARMS
 O.R. 49 PAGE 260
 (A) 92.8988 ACRES
 (B) 77.09 ACRES



LEGEND

- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET 5-20-00)
 - △ DOUBLE ANGLE IRON FENCE POST (FOUND)
 - CONC. NAIL WASHER (SET)
 - MAG SET NAIL (SET 5-20-00)
 - 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



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

**40.0001± ACRES, V.M.S. 6538 & V.M.S. 713,
 STOKES & RANGE TOWNSHIPS,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYE FOR MIKE PITSTICK**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 8-21-02

DATE DRAWN: 01/31/02	SCALE : 1"=200' 200' 100' 0 200'	CREW: MW, EM
JOB #S020115		DWN. BY: EM, MW
F. B. #29		CK. BY: JRC

71-02

Description of a 40.0001+/- Acre Tract
Surveyed for Mike Pitstick

The following described 40.0001 acres is situated in the State of Ohio, Madison County, Stokes and Range Townships, V.M.S. 713 and V.M.S. 6538, and being part of a 92.8988 acre tract and a 77.09 acre tract, both tracts conveyed to Oak Hill Farms by Official Record 49 Page 260, and being more particularly described as follows;

Beginning at a iron pin and cap set in May of 2000 in the northeast right-of-way line of Charleston-Chillicothe Road (County Road 15B) (40 foot right-of-way), said right-of-way line also being the northeast line of V.M.S. 6538, said iron pin and cap also being at the northwest corner of a 20.0001 acre tract conveyed to Neil A. and Elizabeth A. Pitstick by Official Record 112 Page 90

Thence with the west line of said 20.0001 acres South 11 degrees 58 minutes 53 seconds West, passing a magnetic nail set in May of 2000 in the centerline of said road at 23.99 feet, also passing an iron pin and cap set in May of 2000 at 47.98 feet, a total distance of 1447.91 feet to a iron pin and cap set in May of 2000 at the southwest corner of said 20.0001 acres

Thence with the south line of said 20.0001 acres South 88 degrees 25 minutes 23 seconds East a distance of 168.56 feet to a double angle iron fence post found at the corner of said 77.09 acres, said fence post also being at the northwest corner of a 114.57 acre tract conveyed to Betty M. Smith Life Estate by Volume 288 Page 216

Thence with the line common to said 77.09 acres and said 114.57 acres South 11 degrees 37 minutes 56 seconds West a distance of 930.44 feet to an iron pin and cap set

Thence through said 77.09 acres North 86 degrees 56 minutes 23 seconds West a distance of 1318.84 feet to an iron pin and cap set

Thence through said 77.09 acres and said 92.8988 acres the following two (2) courses:

- 1) North 03 degrees 53 minutes 36 seconds East, passing the south line of said 92.8988 acres at 1031.50 feet, a total distance of 1338.38 feet to an iron pin and cap set
- 2) South 78 degrees 01 minutes 07 seconds East, passing the east line of said 92.8988 acres at 1090.46 feet, a total distance of 1269.71 feet to an iron pin and cap set

Thence through said 77.09 acres North 11 degrees 58 minutes 53 seconds East, passing an iron pin and cap set at 1212.50 feet, also passing a concrete nail set in said centerline at 1239.49 feet, a total distance of 1260.48 feet to a iron pin and cap set in the northwest right-of-way line of said road

Thence with said right-of-way South 44 degrees 30 minutes 00 seconds East a distance of 60.00, returning to the point of beginning, containing 40.0001 acres more or less, of which 5.5866+/- acres being part of said 92.8988 acres and 34.4135+/- acres being part of said 77.09 acres, 34.0320+/- acres being in Stokes Township and 5.9681 acres being in Range Township.

Bearings are based on the northeast right-of-way line of Charleston-Chillicothe Road (South 44 degrees 30 minutes East) as described in Official Record 49 Page 260.

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 January 29 2002 by James R. Cottrill registration #6858. (Job #S020115)

James R. Cottrill, P.S.