

MAXIO INC.  
95.45 ACRES  
VOL. 286 PAGE 862

560

### DEED REFERENCE

OAK HILL FARMS

O.R. 158 PAGE 1529

(A) FIRST TRACT 103.50 ACRES

(B) SECOND TRACT 13.51 ACRES

(11.168 ACRES REMAINING TODATE)

PRAIRIE ROAD (C-77) (50' R/W)

DRAINAGE EASEMENT

VALLERY DITCH

9.4317± ACRES

(B)

9.3901± ACRES

578  
579  
580

(A)

581

(B)

V.M.S. 7263-7799  
V.M.S. 7267-7567-7890

### LEGEND

- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER5539" (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- CONCRETE NAAIL & WASHER (SET)
- 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



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

*James R. Cottrill* DATE: 2/04/04

**JAMES R. COTTRILL P.S.**

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

9.4317± ACRES,  
V.M.S. 7263-7799 & 7267-7567-7890,  
RANGE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO.  
SURVEYED FOR MIKE PITSTICK

DATE DRAWN:  
01/13/04  
JOB #S040104  
F. B. # 34

SCALE : 1" = 60'  
60' 30' 0 60'

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

35-04

9.4317 Acre Tract  
Surveyed for Mike Pitstick

Description of a 9.4317 acre tract situated in the State of Ohio, Madison County, Range Township, VMS 7263 - 7799 and 7267-7567-7890, and being part of a 103.50 acre tract (first tract) also being part of a 13.51 acre tract (second tract, 11.168 acres to date) both tracts conveyed to Oak Hill Farms, Inc. by official record 158 page 1529 and being more particularly described as follows:

Beginning at a railroad spike found at an angle point in the centerline of Prairie Road (County Road 77)(50 ft. right-of-way) said spike is at the western corner common to said 103.50 and said 13.51 acre tract;

Thence, with the centerline of said Prairie Road, North 54 degrees 05 minutes 00 seconds East a distance of 229.62 ft. to a concrete nail and washer set at the true point of beginning;

Thence, continuing with said centerline, North 54 degrees 05 minutes 00 seconds East a distance of 938.26 feet to a 5/8 inch diameter rebar and yellow plastic caps stamped "I R. Baker 5539" found at an angle point in said centerline and in the west line of a 95.45 acre tract conveyed to Maxio Inc. by volume 286 page 862;

Thence, with said 95.45 acre tract the following 2 courses:

- 1) South 14 degrees 49 minutes 10 seconds West a distance of 130.10 ft. to an iron pinning cap set
- 2) North 85 degrees 41 minutes 13 seconds East a distance of 312.35 ft. to an iron pinning cap set at the northern corner common to said 103.50 acres and said 13.51 acre tracts

Thence, with the line between said tracts, South 12 degrees 43 minutes 06 seconds West a distance of 456.23 ft. to an iron pin and cap set in said line;

Thence, across said tracts the following two courses:

- 1) South 57 degrees 11 minutes 18 seconds West, passing the line between said tracts at 386.68 ft., a total distance of 438.28 ft. to an iron pin and cap set
- 2) North 61 degrees 29 minutes 57 seconds West, passing the line between said tracts at 80.01 ft., a total distance of 141.07 ft. to an iron pin and cap set

Thence, with a new line across said 13.51 acre tract, North 69 degrees 25 minutes 45 seconds West, passing an iron pin and cap set at 448.21 ft., a total distance of 475.61 ft. returning to the true point beginning containing 9.4317 acres more or less, of which 9.3901 acres more or less is part of said 13.51 acre tract and 0.0416 acres more or less is part of said 103.50 acre tract.

Subject to and with the benefit of a drainage easement as shown on plat accompanying this legal description.

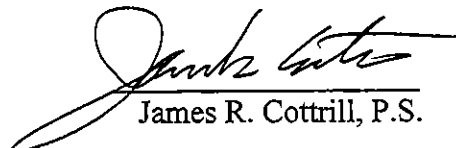
Bearings are based on the centerline of Prairie Road (North 54 degrees 05 minutes East) as described in official record 158 page 1529.

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 13, 2004 by James R. Cottrill registration #6858 (Job #S040104)



  
James R. Cottrill, P.S.