

PRAIRIE ROAD (CR-77 50' R/W)  
DRAINAGE EASEMENT

MATTHEW W.II & RITA J.  
McDONALD  
OFFICIAL RECORD 182 PAGE 491  
9.4317 ACRES

1.2363± ACRES  
(B)

V.M.S. 7263-7799

V.M.S. 7267-7567-7890

0.6869± ACRES  
(B)

6.6350± ACRES (TOTAL ACREAGE)

4.7118± ACRES  
(A)

DEED REFERENCE

OAK HILL FARMS

OFFICIAL RECORD 158 PAGE 1529

(A) FIRST TRACT 103.50 ACRES

(B) SECOND TRACT 13.51 ACRES

LEGEND

- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ CONCRETE NAIL & WASHER (PREVIOUSLY SET)
- CONCRETE NAIL & WASHER (SET)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬢ 5/8" ϕ 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: 1/24/05

**COTTRILL SURVEYING, L.L.C.**

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

**6.6530 ACRES**  
**V.M.S. 7263-7799 & 7267-7567-7890,**  
**RANGE TOWNSHIP, MADISON COUNTY,**  
**STATE OF OHIO.**

**SURVEYED FOR MIKE PITSTICK**

DATE DRAWN:  
1/14/05  
JOB #S050108  
F. B. #36

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

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

39-05

6.6350 Acre Tract  
Surveyed for Mike Pitstick

The following described 6.6350 acre tract is 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) both tracts conveyed to Oak Hill Farms by official record 158 page 1529, and being more particularly described as follows:

Beginning at a concrete nail and washer previously set in the centerline of Prairie Road (County Road 77)(50 ft. right-of-way), said nail being at the south west corner of a 9.4317 acre tract conveyed to Matthew W. II and Rita J. McDonald by official record 182 page 491;

Thence, with the southern line of said 9.4317 acre tract the following 3 courses:

- 1) South 69° 25 minutes 45 seconds East, passing an iron pin and cap previously set at 27.37 ft., a total distance of 475.61 ft. to an iron pin and cap previously set
- 2) South 61° 29 minutes 57 seconds East, passing the line between said 103.50 and said 13.51 acre tract at 61.06 ft., a total distance of 141.07 ft. to an iron pin and cap previously set
- 3) North 57° 11 minutes 18 seconds East, passing the line between said 103.50 and said 13.51 acre tracts at 51.60 ft., a total distance of 438.28 ft. to an iron pin and cap previously set at the southeast corner of said 9.4317 acre tract;

Thence, across said 103.50 and said 13.51 acre tracts, South 17° 45 minutes 14 seconds West, passing the line between said tracts at 243.66 ft., a total distance of 622.02 ft. to an iron pin and cap set;

Thence, continuing with a new line across said 13.51 acre tract, North 65° 22 minutes 28 seconds West, passing an iron pin and cap set at 1002.92 ft., a total distance of 1041.45 ft. to a concrete nail and washer set in the centerline of said Prairie Road;

Thence, with the centerline of said Prairie Road the following two courses:

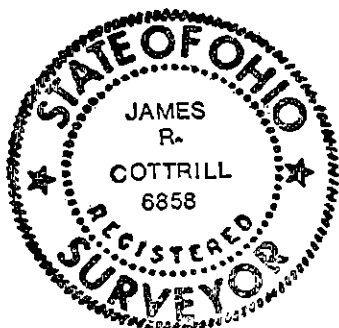
- 1) North 31° 49 minutes 24 seconds East a distance of 24.33 ft. to a railroad spike found at an angle point in said centerline also being at the western corner common to said 103.50 and said 13.51 acre tracts
- 2) North 54° 05 minutes 00 seconds East a distance of 229.62 ft. returning to the point beginning containing 6.6350 acres more or less of which 4.7118 acres more or less is part of said 103.50 acre tract and 1.9232 is part of said 13.51 acre tract.

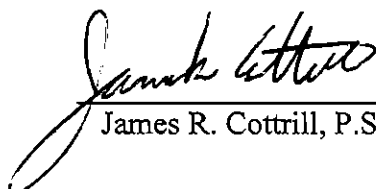
Bearings are based on the centerline of Prairie Road (North 54° 05 minutes East) as described in official record 158 page 1529.

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 20, 2005 by James R. Cottrill registration #6858. (Job #S050108A)



  
James R. Cottrill, P.S.