

BEARINGS BASED ON THE WEST LINE OF  
DAVIDSON'S 519.7009 ACRE TRACT (N8°57'E)  
AS DESCRIBED IN O.R. 165, P. 1861.



**DEED REFERENCE**  
**DAVIDSON FARMS INC.**  
**O.R. 165, P. 1861**  
**384.7008 ACRES**

### LEGEND

- ANGLE IRON FENCE POST (FOUND)
- ⊙ 1/2" THIN WALLED PIPE (FOUND)
- △ MAG NAIL (SET) OVER IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ 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: 11/27/07

### COTTRILL SURVEYING, L.L.C.

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

**120.0000± ACRES, VMS 1238 & 1362,**  
**STOKES TOWNSHIP,**  
**MADISON COUNTY, OHIO.**  
**SURVEYED FOR RICHARD DAVIDSON.**

DATE DRAWN:  
11/21/07  
JOB # S070812  
F. B. # 40

SCALE : 1" = 400'  
400' 200' 0 400'

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

111-07



120.0000 Acre Tract  
Surveyed for Dick Davidson

The following described 120.0000 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1238 and 1362, and being part of a 384.7008 acre tract conveyed to Davidson Farms Inc. by Official Record 165 page 1861, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Selsor-Moon Road (County Road 16)(50 ft. right-of-way) said nail is at the northeast corner of a 135.0001 acre tract conveyed to Walnut Canal Properties Ltd. by Official Record 224 page 223, said mag nail is also corner to said 384.7008 acre tract;

Thence, with the centerline of said Selsor-Moon Road the following two courses:

- 1) South 89° 03 minutes 19 seconds East a distance of 419.74 ft. to a mag nail set over an iron pin found
- 2) South 88 degrees 31 minutes 49 seconds East a distance of 463.98 ft. to a mag nail set in said centerline

Thence, with a new line across said 384.7008 acre tract, South 08° 57 minutes 00 seconds West, passing an iron pin and cap set at 24.40 ft., a total distance of 6569.47 feet to an iron pin and cap set in the north line of a 59.9172 acre tract conveyed to Christine and Sharkis Katherine Hively by Official Record 233 page 404;

Thence, with the north line of said 59.9172 acre tract, South 78° 12 minutes 46 seconds West, passing an angle iron fence post found at 144.28 ft., a total distance of 169.65 ft. to a ½" diameter thin walled iron pipe found in the centerline of Charleston-Chillicothe Road (County Road 15A)(50 ft. right-of-way);

Thence, with the centerline of said Charlestown-Chillicothe Road the following 2 courses:

- 1) North 03° 57 minutes 22 seconds West a distance of 399.53 ft. to a ½" diameter thin walled iron pipe found
- 2) North 28° 09 minutes 52 seconds West a distance of 1040.40 ft. to a mag nail previously set at the southernmost corner of said 135.0001 acre tract;

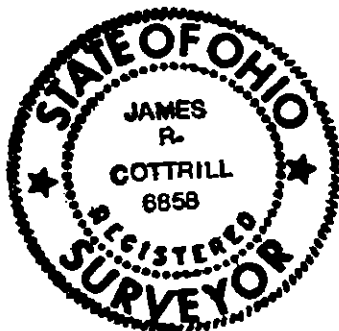
Thence, with the east line of said 135.0001 acre tract, North 08° 57 minutes 00 seconds East, passing an iron pin and caps previously set at 43.39 ft. and 5267.19 ft., a total distance of 5291.59 ft. returning to the point beginning containing **120.0000 Acres** more or less.

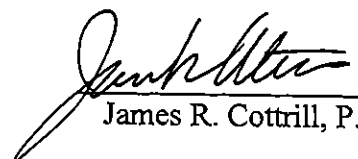
Bearings are based on the west line of Davidson's 519.7009 acre tract (North 8° 57 minutes East) as described in Official Record 165 page 1861.

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 L.L.C. 6858."

This description is based on a field survey performed November 21, 2007 by James R. Cottrill registration #6858. (Job #S070812)



  
James R. Cottrill, P.S.