

CLARENCE T. & LINDA J. HUDSON  
OFFICIAL RECORD 28 PAGE 730  
50 ACRES

CLARENCE T. & LINDA J. HUDSON  
DEED BOOK 298 PAGE 403  
66.88 ACRES

CLARENCE T. & LINDA J. HUDSON  
OFFICIAL RECORD 28 PAGE 730  
66.88 ACRES

V.M.S. 5982  
V.M.S. 7069

**DEED REFERENCE**

**MARY JO BURNS ETAL 1/2  
DEED BOOK 283 PAGE 290  
76 ACRES**

**65.0519± ACRES**

**11.1658± ACRES**

**PANCAKE SELSOR ROAD (T-90)(50' R/W)**

**SELSOR-MOON ROAD (CR-16)(50' R/W)**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 4/24/07

**LEGEND**

- △ ANGLE IRON FENCE POST IN CONCRETE (FOUND)
  - RAIL ROAD SPIKE (SET) OVER IRON PIN (FOUND)
  - MAG NAIL (SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**65.0519 & 11.1658 ACRE TRACT  
V.M.S. 5892, 7069, STOKES TOWNSHIP  
MADISON COUNTY, STATE OF OHIO  
SURVEYED FOR TOM HUDSON**

DATE DRAWN: 4/20/07	SCALE : 1" = 200' 200' 100' 0 200'	CREW: MW
JOB # S070409		DWN. BY: MW
F. B. # 40		CK. BY: RC

58-07

11.1658 Acre Tract  
Surveyed for Tom Hudson

The following described 11.1658 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 7069, and being part of a 76 acre tract conveyed to Mary Jo Burns EtAl by Deed Book 283 page 290, and being more particularly described as follows:

Beginning at a railroad spike set over an iron pin found at the centerline intersection of Pancake Selsor Road (Township Road 90)(50 ft. right-of-way) with the centerline of Selsor-Moon Road (County Road 16)(50 ft. right-of-way) said railroad spike is also at the southeast corner of said 76 acre tract;

Thence, with the centerline of said Selsor-Moon Road, North  $84^{\circ} 26$  minutes 18 seconds West a distance of 703.04 ft. to a mag nail set;

Thence, across said 76 acre tract the following 2 new courses:

- 1) North  $08^{\circ} 12$  minutes 13 seconds East, passing an iron pin and cap set at 23.00 ft., a total distance of 721.25 ft. to an iron pin and cap set
- 2) South  $82^{\circ} 42$  minutes 20 seconds East, passing an iron pin and cap set at 646.43 ft., a total distance of 666.15 ft. to a mag nail set in the centerline of said Pancake Selsor Road

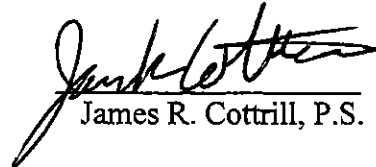
Thence, with the centerline of said Pancake Selsor Road, South  $05^{\circ} 14$  minutes 19 seconds West a distance of 700.35 ft. returning to the point beginning containing **11.1658 Acres** more or less.

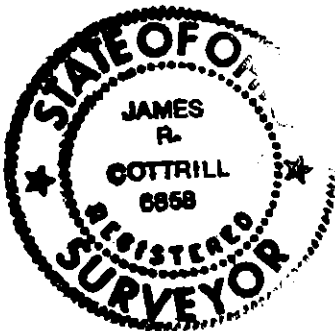
Bearings are based on a GPS observation on April 20, 2007, WGS 1984 geodetic North.

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 April 20, 2007 by James R. Cottrill registration #6858. (Job #S070409)

  
James R. Cottrill, P.S.



65.0519 Acre Tract  
Surveyed for Tom Hudson

The following described 65.0519 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 7069 and 5982 , and being part of a 76 acre tract conveyed to Mary Jo Burns EtAl by Deed Book 283 page 290, and being more particularly described as follows:

Beginning at a railroad spike set over an iron pin found at the centerline intersection of Pancake Selsor Road (Township Road 90)(50 ft. right-of-way) with the centerline of Selsor-Moon Road (County Road 16)(50 ft. right-of-way) said railroad spike is also at the southeast corner of said 76 acre tract;

Thence, with the centerline of said Selsor-Moon Road, North  $84^{\circ} 26$  minutes 18 seconds West a distance of 703.04 ft. to a mag nail set at **The True Point Beginning**;

Thence, continuing with the centerline of said Selsor-Moon Road, North  $84^{\circ} 26$  minutes 18 seconds West a distance of 762.80 ft. to a railroad spike set over an iron pin found at the southeast corner of a 66.88 acre tract conveyed to Clarence T. and Linda J. Hudson by Official Record 28 page 730;

Thence, with the east line of said 66.88 acre tract, North  $05^{\circ} 12$  minutes 24 seconds East, passing an iron pin and cap set at 23.40 ft., also passing an angle iron fence post in concrete found at 2261.05 ft., a total distance 2262.11 ft. to an iron pin and cap set at the northeast corner of a 66.88 acre tract conveyed to Clarence T. and Linda J. Hudson by Deed Book 298 page 403, said iron pin and cap is also in the south line of a 50 acre tract conveyed to Clarence T. and Linda J. Hudson by official record 28 page 730;

Thence, with the south line of said 50 acre tract, South  $84^{\circ} 35$  minutes 14 seconds East, passing an iron pin and cap set at 1447.76 ft. , a total distance of 1467.08 ft. to a railroad spike set over an iron pin found in the centerline of said Pancake Selsor Road;

Thence, with the centerline of said Pancake Selsor Road, South  $05^{\circ} 14$  minutes 19 seconds West a distance of 1565.57 ft. to a mag nail set in said centerline;

Thence, across said 76 acre tract the following 2 new courses:

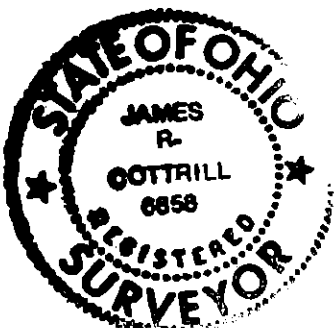
- 1) North  $82^{\circ} 42$  minutes 20 seconds West, passing an iron pin and cap set at 19.72 ft., a total distance of 666.15 ft. to an iron pin and cap set
- 2) South  $08^{\circ} 12$  minutes 13 seconds West, passing an iron pin and cap set at 698.34 ft., a total distance of 721.25 ft. returning to **The True Point Beginning** containing **65.0519 Acres** more or less.

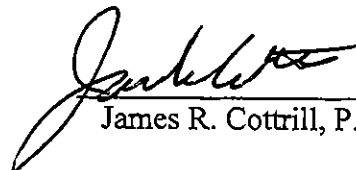
Bearings are based on a GPS observation on April 20, 2007, WGS 1984 geodetic North.

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 April 20, 2007 by James R. Cottrill registration #6858. (Job #S070409A)



  
James R. Cottrill, P.S.