

CLARENCE T. & LINDA J.  
HUDSON  
O R 231 P 1877  
65.0519 ACRES

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O R 231 P 1877  
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### DEED REFERENCE

MARY JO BURNS ETAL 1/2  
DEED BOOK 283 PAGE 290  
10.9481± ACRES  
11.1658± ACRES BY NEW SURVEY

9.1592± ACRES

2.0066± ACRES

S 82°42'20" E 666.15'

@646.43'

N 08°12'13" E 371.25'

N 84°26'18" W 250.00'  
S 84°26'18" E 250.00'

N 08°12'13" E 350.00'

S 08°12'11" W 350.00'  
N 08°12'11" E 350.00'

N 84°26'18" W 250.00'

N 84°26'18" W 453.03'

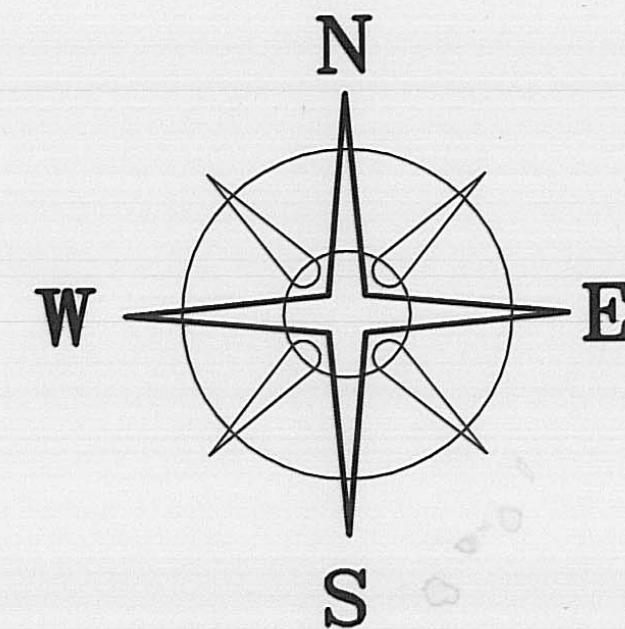
SELSOR-MOON ROAD (CR-16)(50' R/W)

V.M.S. 7069

V.M.S. 1341

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

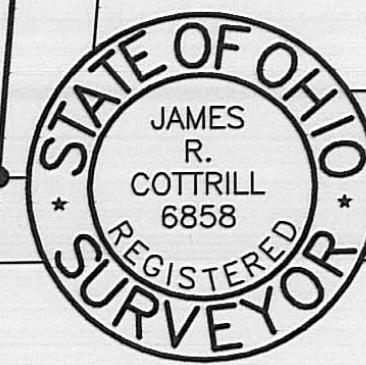
BEARING BASED ON A GPS OBSERVATION ON 04/20/07  
WGS 1984 GEODETIC NORTH



### LEGEND

- △ ANGLE IRON FENCE POST IN CONCRETE (FOUND)
- RAIL ROAD SPIKE (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.



COTTRILL SURVEYING, L.L.C.

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

2.0066 ACRES, VMS 7069,  
STOKES TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR TOM HUDSON.

DATE DRAWN:  
10/15/07  
JOB # S071003  
F. B. # 40

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

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

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

DATE: 10/16/07

99.07



2.0066 Acre Tract  
Surveyed for Tom Hudson

The following described 2.0066 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 7069, and being part of a 10.9481 acre tract conveyed to Mary Jo Burns etal by Deed Book 283 page 290, and being more particularly described as follows:

Commencing at a railroad spike set over an iron pin found at the centerline intersection of Selsor-Moon Road (County Road 16)(50 ft. right-of-way) with Pancake-Selsor Road (Township Road 90)(50 ft. right-of-way), said spike is also at the southeast corner of said 10.9481 acre tract;

Thence, with the centerline of said Selsor-Moon Road, North  $84^{\circ} 26$  minutes 18 seconds West a distance of 453.03 ft. to a mag nail set in said centerline at **The True Point of Beginning**;

Thence, continuing with the centerline of said Selsor-Moon Road, North  $84^{\circ} 26$  minutes 18 seconds West a distance of 250.00 ft. to a mag nail previously set at the southeast corner of a 65.0519 acre tract conveyed to Clarence T. and Linda J. Hudson by official record 231 page 1877;

Thence, with an east line of said 65.0519 acre tract, North  $08^{\circ} 12$  minutes 13 seconds East, passing an iron pin and cap previously set at 23.00 ft., a total distance of 350.00 ft. to an iron pin and cap set;

Thence, across said 10.9481 acre tract the following 2 new courses:

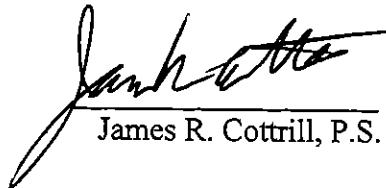
- 1) South  $84^{\circ} 26$  minutes 18 seconds East a distance of 250.00 ft. to an iron pin and cap
- 2) South  $08^{\circ} 12$  minutes 11 seconds West, passing an iron pin and cap set at 324.59 ft., a total distance of 350.00 ft. returning to **The True Point Beginning** containing **2.0066 Acres** more or less.

Bearings are based on a GPS observation all 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 October 15, 2007 by James R. Cottrill registration #6858. (Job #S071003A)

  
James R. Cottrill, P.S.



9.1592 Acre Tract  
Surveyed for Tom Hudson

The following described 9.1592 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 7069, and being part of a 10.9481 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 Selsor-Moon Road (County Road 16)(50 ft. right-of-way) with Pancake-Selsor Road (Township Road 90)(50 ft. right-of-way), said spike is also at the southeast corner of said 10.9481 acre tract;

Thence, with the centerline of said Selsor-Moon Road, North  $84^{\circ} 26$  minutes 18 seconds West a distance of 453.03 ft. to a mag nail set in said centerline;

Thence, across said 10.9481 acre tract the following 2 new courses:

- 1) North  $08^{\circ} 12$  minutes 11 seconds East, passing an iron pin and cap set at 25.41 ft., a total distance of 350.00 ft. to an iron pin and cap set
- 2) North  $84^{\circ} 26$  minutes 18 seconds West a distance of 250.00 ft. to an iron pin and cap set in an east line of a 65.0519 acre tract conveyed to Clarence T. and Linda J. Hudson by Official Record 231 page 1877

Thence, with said 65.0519 acre tract the following 2 courses:

- 1) North  $08^{\circ} 12$  minutes 13 seconds East a distance of 371.25 ft. to an iron pin and cap previously 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

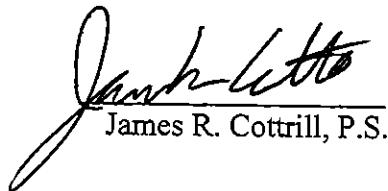
Thence, with the centerline of said Pancake-Selsor Road, South  $05^{\circ} 14$  minutes 19 seconds West a distance of 700.35 ft. returning to the point beginning containing **9.1592 Acres** more or less.

Bearings are based on a GPS observation all 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 October 15, 2007 by James R. Cottrill registration #6858. (Job #S071003)

  
James R. Cottrill, P.S.

