

BEARINGS BASED ON A GPS OBSERVATION
WGS 1984, GEODETIC NORTH.



CHILLICOTHE ROAD
(CR-15A)(50' R/W)

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

WALNUT CANAL PROPERTIES LTD
OR 235 P 2333
120.000 ACRES

EDWIN L. & RITA J. VALLERY
DB 264 PAGE 885
107.541 ACRES

CHRISTINE HIVELY & KATHERINE SHARKIS
OR 233 PAGE 404
59.9172 ACRES

264.0917± ACRES

DEED REFERENCE
DAVIDSON FARMS INC.
O.R. 165, P. 1861
264.7008 ACRES

ELIZABETH M. & CLAY MACE
OR 218 PAGE 1698
27.975 ACRES

ROBERT W. SOUTHWORTH
OR 166 PAGE 404
30.621 ACRES

DENVER L. THOMPSON
OR 243 PAGE 1718
68.0525 ACRES

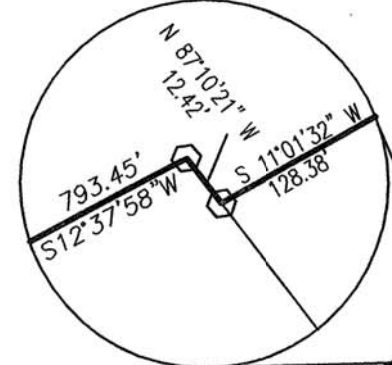
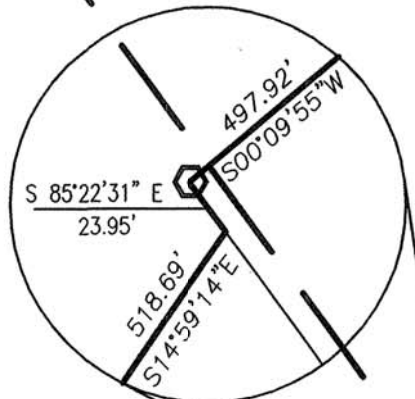
HELEN S. SCHNEIDER
OR 190 PAGE 1231
19.842 ACRES

DAVID R. & SHARON A. PICKEN
OR 229 PAGE 647
35.0001 ACRES

DAVID R. & SHARON A. PICKEN
OR 192 PAGE 2019
26.5536 ACRES

KAREN KIRBY & DALE L. PATTON
OR 190 PAGE 2306
25.3629 ACRES

IRON PIN & CAP (SET) OVER
RUSTED 1/2" CONDUIT(FOUND)



LEGEND	
○	8" WOODEN FENCE POST (FOUND)
⊕	5/8" # REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC. (FOUND)
●	5/8" REBAR (FOUND)
□	ANGLE IRON FENCE POST (FOUND)
⊙	1/2" THIN WALLED PIPE (FOUND)
△	MAG NAIL (SET) OVER IRON PIN (FOUND)
○	MAG NAIL (SET)
⊙	P.K. NAIL (FOUND) IN TOP OF WOODEN FENCE POST
○	5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
○	5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



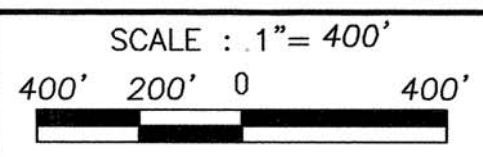
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: 12/5/08

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

264.0917 ACRES, VMS 1238 & 1362,
STOKES TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR RICHARD DAVIDSON.

DATE DRAWN: 11/24/08
JOB # S081111
F. B. # 41



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

86-08

264.0917 Acre Tract
Surveyed for Richard Davidson

The following described 264.0917 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1238 and 1362, being all that remains of a 264.7008 acre tract conveyed to Davidson Farms Inc. by Official Record 165 page 1861, and being more particularly described as follows:

Beginning at a ½" diameter thin walled iron pipe found in the centerline of Selsor-Moon Road (County Road 16)(50 ft. right-of-way), said iron pipe is at the northwest corner of a 107.541 acre tract conveyed to Edwin L. and Rita J. Vallery by Deed Book 264 page 885, said iron pipe is also at the northeast corner of said 264.7008 acre tract;

Thence, with said 107.541 acre tract the following 4 courses:

- 1) South 05° 18 minutes 19 seconds West, passing an iron pin and Said it 35.00 ft., a total distance of 2338.61 ft. to an iron pin and cap set
- 2) South 82° 43 minutes 20 seconds East a distance of 606.91 ft. to an angle iron fence post found
- 3) South 12° 04 minutes 51 seconds West a distance of 166.69 ft. to an iron pin and cap set over a rusted ½" diameter thin walled iron pipe found
- 4) South 82° 37 minutes 03 seconds East a distance of 645.06 ft. to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty and Assoc." found in the west line of a 25.3629 acre tract conveyed to Karen Kirby and Dale L. Patton by Official Record 190 page 2306

Thence, with the west line of said 25.3629 acre tract the following 2 courses:

- 1) South 15° 23 minutes 57 seconds West a distance of 420.59 ft. to a PK nail set in top of a wooden fence post found
- 2) South 11° 01 minutes 32 seconds West a distance of a 128.38 ft. to an iron pin and cap previously set in the north line of a 26.5536 acre tract conveyed to David R. and Sharon A. Picken by Official Record 192 page 2019;

Thence, with said 26.5536 acre tract the following 2 courses:

- 1) North 87° 10 minutes 21 seconds West a distance of 12.42 ft. to an iron pin and cap set previously
- 2) South 12° 37 minutes 58 seconds West a distance of 793.45 ft. to an iron pin and cap previously set at the northwest corner of a 35.0001 acre tract conveyed to David R. and Sharon A. Picken by Official Record 229 page 647;

Thence, with said 35.0001 acre tract the following 3 courses:

- 1) South 12° 37 minutes 58 seconds West a distance of 357.76 ft. to an iron pin and cap previously set
- 2) South 00° 09 minutes 55 seconds West a distance of 497.92 ft. to an iron pin and cap previously set
- 3) South 85° 22 minutes 31 seconds East a distance of 23.95 ft. to the northwest corner of a 19.842 acre tract conveyed to Helen S. Schneider by Official Record 190 page 1231;

Thence, with the west line of said 19.842 acre tract, South 14° 59 minutes 14 seconds East a distance of 518.69 ft. to an iron pin and cap previously set at the northwest corner of a 68.0525 acre tract conveyed to Denver L. Thompson by Official Record 243 page 1718;

Thence, with the west line of said 68.0525 acre tract, South 01° 09 minutes 10 seconds West a distance of 2208.81 ft. to an iron pin and cap previously set in the north line of a 30.621 acre tract conveyed to Robert W. South or by Official Record 166 page 404;

Thence, with the north line of said 30.621 acre tract, North 81° 47 minutes 44 seconds West a distance of 1585.58 ft. to an iron pin and cap previously set in the east line of a 27.975 acre tract conveyed to Elizabeth M. and Clay Mace by Official Record 218 page 1698;

Thence, with said 27.975 acre tract the following 2 courses:

- 1) North 02° 55 minutes 15 seconds West, passing an 8 in. diameter wood fence post found at 135.07 ft., a total distance of 153.37 ft. to a point in Paint Creek
- 2) North 84° 48 minutes 06 seconds West a distance of 430.19 ft. to a PK nail found in top of a wooden fence post found at the southeast corner of a 59.9172 acre tract conveyed to Christine Hively and Katherine Sharkis by Official Record 233 page 404;

Thence, with said 59.9172 acre tract the following 4 courses:

- 1) North 02° 25 minutes 22 seconds East a distance of 534.76 ft. to a PK nail found in top of a wooden fence post
- 2) North 64° 41 minutes 12 seconds West a distance of 174.51 ft. to a PK nail found in top of a wooden fence post
- 3) North 00° 31 minutes 53 seconds East a distance of 103.73 ft. to an angle iron fence post found
- 4) South 79° 53 minutes 09 seconds West a distance of 264.02 ft. to an iron pin and cap previously set at the southeast corner of a 120.000 acre tract conveyed to Walnut Canal Properties, Ltd. by Official Record 235 page 2333

Thence, with the east line of said 120.000 acre tract, North 10° 37 minutes 23 seconds East, passing an iron pin and cap previously set at 6545.07 ft., a total distance of a 6569.47 ft. to a mag nail set in the centerline of said Selsor-Moon Road;

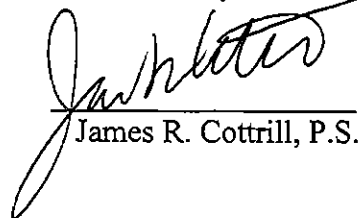
Thence, with the centerline of said Selsor-Moon Road, South 86° 51 minutes 26 seconds East a distance of 487.03 ft. returning to the point beginning containing 264.0917 Acres more or less.

Bearings are based on a GPS observation on 11/21/07, 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 November 24, 2008 by James R. Cottrill registration #6858. (Job #S081111)


James R. Cottrill, P.S.

