

1.5000± ACRES

BEARINGS BASED ON THE EAST LINE OF ESJ VALLERY FARMS, INC.'S 262.5 ACRE TRACT (S 02° 45'W) AS DESCRIBED IN DEED BOOK 253 PAGE 707.

S 72°14'52" E 286±'
S 71°41'20" E 371±'
FROM CLARK/MADISON COUNTY LINE

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

TRUE POINT OF BEGINNING

DEED REFERENCE
ESJ VALLERY FARMS, INC
DB 253 P 707
262.5 ACRES

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 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: 6/9/10

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

**1.5000± ACRES, VMS 8829,
STOKES TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR ESJ VALLERY FARMS, INC.**

| | | |
|------------------------|-----------------|-------------|
| DATE DRAWN: 6/09/10 | SCALE: 1" = 50' | CREW: MW |
| JOB # S100509 | 50' 25' 0 50' | DWN. BY: RC |
| F. B. # | | CK. BY: |

48-10

S 02°45'00" W BASES OF BEARINGS

MICHAEL E. & CHRISTA HACKWORTH OR 78 P 803 15.6 AC.

POINT OF COMMENCEMENT

VMS 9216
VMS 8829

N 63°16'28" W 384.85'

N 64°32'30" W 281.35'

N 64°32'30" W 26.84'

PASS @ 234.35'

N 67°56'16" W 284.60'

N 15°41'48" E 148.29'
PASS @ 21.41'

S 71°20'33" E 109.64'

N 13°12'11" E 76.03'

S 75°01'02" E 203.13'

S 15°41'48" W 237.22'

SCALED FROM GIS MAP

1.5000 Acre Tract
Surveyed for ESJ Vallery Farms, Inc.

The following described 1.5000 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 8829, being part of a 262.5 acre tract conveyed to ESJ Vallery Farms, Inc. by Deed Book 253 page 707, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of Charleston Chillicothe Road (County Road 15A)(50 ft. right-of-way) said railroad spike is corner to said 262.5 acre tract and at the southwest corner of a 15.6 acre tract conveyed to Michael E. and Christa Hackwork by Official Record 78 page 803;

Thence, with the centerline of said Charlestown Chillicothe Road and across said 262.5 acre tract the following 2 new courses:

- 1) North 63° 16 minutes 28 seconds West a distance of 384.85 ft. to a mag nail set
- 2) North 64° 32 minutes 30 seconds West a distance of 281.35 ft. to a mag nail set at **The True Point of Beginning;**

Thence, continuing with the centerline of said Charlestown Chillicothe Road and across said 262.5 acre tract the following 2 new courses:

- 1) North 64° 32 minutes 30 seconds West a distance of 26.84 ft. to a mag nail set
- 2) North 67° 56 minutes 16 seconds West a distance of 284.60 ft. to a mag nail set

Thence, across said 262.5 acre tract the following 5 new courses:

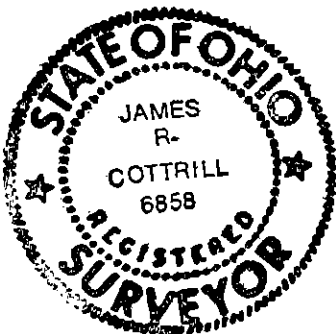
- 1) North 15° 41 minutes 48 seconds East, passing an iron pin and cap set at 21.41 ft., a total distance of 148.29 ft. to an iron pin and cap set
- 2) South 71° 20 minutes 33 seconds East a distance a 109.64 ft. to an iron pin and cap set
- 3) North 13° 12 minutes 11 seconds East a distance of 76.03 ft. to an iron pin and cap set
- 4) South 75° 01 minutes 02 seconds East a distance of 203.14 ft. to an iron pin and cap set
- 5) South 15° 41 minutes 48 seconds West, passing an iron pin and cap set at 234.35 ft., a total distance of 257.22 ft. returning to **The True Point of Beginning** containing **1.5000 Acres** more or less.

Bearings are based on the east line of said 262.5 acre tract (South 02° 45 minutes West) as described in Deed Book 253 page 707.

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 June 9, 2010 by James R. Cottrill registration #6858. (Job #S100509)




James R. Cottrill,