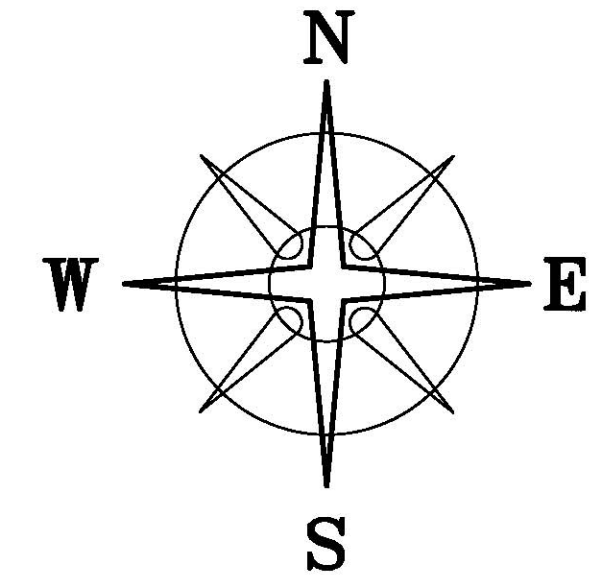


BEARINGS BASED ON THE \mathcal{C} OF SELSOR-MOON ROAD
(S 86° 30' E) AS DESCRIBED IN O.R. 254, PG. 2332.



DEED REFERENCE
E.S.J VALLERY FARMS, INC.
OR 254 P 2332
① 185.88 ACRES

20' DRAINAGE EASEMENT
N 03°32'44" E 106.41'

N 03°32'44" E 325.80'

S 03°31'16" W 325.79'

1.5005±ACRES

S 86°29'48" E 200.54'

TPOB

POINT OF COMMENCEMENT

VMS 540
VMS 1238

S 86°30'00" E 278.39'

SELOR-MOON RD. (CR 16)

N 86°30'00" W 200.68'

17.81'

19.31'

100.16'
N 86°30'00" W

S 84°30'29" W 273.24'
VMS 540

VMS 1238

VMS 540
VMS 3674

FRALICK RD.
(T-86)(45'R/W)

LEGEND

- ▲ MAG NAIL (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

James R. Cottrill DATE: _____

COTTRILL SURVEYING, L.L.C.

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

1.5005± ACRES, VMS 540,
STOKES TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR STEVE VALLERY.

DATE DRAWN:
2/20/12
JOB # S120209
F. B. #

SCALE : 1" = 50'
50' 25' 0 50'

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

The following described 1.5005 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 540, and being part of a 185.88 acre tract conveyed to E.S.J. Vallery Farms, Inc. by Official Record 254 page 2332, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Selsor-Moon Road (County Road 16)(50 ft. right-of-way) said nail is also in the line between VMS 540 and 3674;

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

- 1) South 84° 30 minutes 29 seconds West a distance of 273.24 ft. to a mag nail found
- 2) North 86° 30 minutes 00 seconds West a distance of 100.16 ft. to a mag nail found at
The True Point of Beginning

Thence, continuing with the centerline of said Selsor-Moon Road, **North 86° 30 minutes 00 seconds West** a distance of **200.68 ft.** to a mag nail set;

Thence, across said 185.88 acre tract the following 3 new courses:

- 1) **North 03° 32 minutes 44 seconds East**, passing an iron pin and cap set at 17.81 ft., a total distance of **325.80 ft.** to an iron pin and cap set
- 2) **South 86° 29 minutes 48 seconds East** a distance of **200.54 ft.** to an iron pin and cap set
- 3) **South 03° 31 minutes 16 seconds West**, passing an iron pin and cap set at 306.48 ft., a total distance of **325.79 ft.** returning to **The True Point Beginning** containing **1.5005 Acres** more or less.

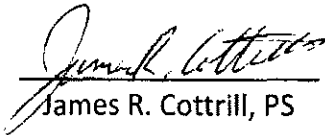
With the benefit of a 20 ft. Drainage Easement, said 20 for Drainage Easement extends from the northwest corner of the hereinabove described 1.5005 acre tract, North 03° 32 minutes 44 seconds East a distance of 106.41 ft. to the centerline of an existing drainage tile, and being more clearly shown on the plat accompanying this legal description.

Bearings are based on the centerline of said Selsor-Moon Road (South 86° 30 minutes East) as described in Official Record 254 page 2332.

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 February 22, 2012 by James R. Cottrill registration #6858. (Job #S120209-1.5005AC)


James R. Cottrill, PS

