

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

POINT OF BEGINNING

MINSHALL ROAD (CR-88)(40' R/W)

S 05°15'26" W 1870.82'

T.P.O.B.
N=641382.06'
E=1687982.39'

CLAUDIA K VALLERY
OR 181 P 1510
70 ACRES

V.M.S. 6347
V.M.S. 7899

CLAUDIA K VALLERY
OR 181 P 1510
30 ACRES

DEED REFERENCE

**FRANCES P. FINCHUM
D.B. 264 PAGE 588
30 ACRES**

PARCEL ID#27-00059.000

LEGEND

- ⊙ P.K. NAIL (FOUND)
- ⊠ DOUBLE ANGLE IRON FENCE POST (FOUND)
- △ 5/8" REBAR & ORANGE PLASTIC CAP STAMPED "SHARRETT 8019" (FOUND)
- 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.

30.4620± ACRES

N 05°15'26" E 808.41'

@45.00'

S 84°56'09" E 1619.89'

@1588.00'

N 84°02'41" W 1612.79'

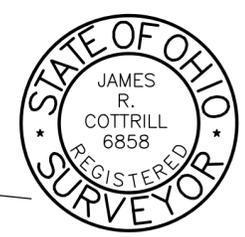
@813.55'

S 05°45'11" W 833.55'

@0.75'

JEFFRIES FARMS LLC
OR 283 P 2202
112.355 ACRES

DOUBLE ANGLE IRON FENCE POST IN CONCRETE
CORNER IS ON NORTH EDGE OF CONCRETE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 3/16/16

<p>COTTRILL SURVEYING, L.L.C. 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811</p>		
<p>30.4620± ACRES, V.M.S 6347 , STOKES TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR FRANCES FINCHUM</p>		
<p>DATE DRAWN: 3/11/16 JOB # S160302</p>	<p>SCALE : 1" = 200' 200' 100' 0 200'</p>	<p>CREW: MW DWN. BY: RC CK. BY:</p>

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

30.4620 Acre Tract *Surveyed for Francis Finchum*

The following describe 30.4620 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 6347, and being all of a 30 acre tract (27-00059.000) conveyed to Francis P Finchum by Deed Book 264 page 588, and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of Selsor-Moon Road (County Road 16) (50 feet right-of-way) with Minshall Road (County Road 88) (40 feet right-of-way), said PK nail is at the northwest corner of a 70 acre tract conveyed to Claudia K Vallery by Official Record 181 page 1510;

Thence, with the centerline of said Minshall Road, South 05° 15' 26" West a distance of 1870.82 feet to a mag nail set at the western corner common to said 30 & 70 acre tracts, and **The True Point of Beginning;**

Thence, with the south line of said 70 acre tract, **South 84° 56' 09" East**, passing an iron pin and cap set at 45.00 feet, a total distance of **1619.89 feet** to an iron pin and cap set in the west line of a 30 acre tract conveyed to Claudia K Vallery by Official Record 181 page 1510, said iron pin and cap is also in the line between VMS 6347 and 7899;

Thence, with said VMS line and the line between said 30 acre tracts, **South 05° 45' 11" West**, passing an iron pin and cap set at 813.55 feet, a total distance of **833.55 feet** to a point on the north edge of the concrete around a double angle iron fence post found in the north line of a 112.355 acre tract conveyed to Jeffries Farms, LLC by Official Record 283 page 2202;

Thence, with the north line of said 112.355 acre tract, **North 84° 02' 41" West**, passing a 5/8 inch diameter rebar and orange plastic cap stamped "Sharrett 8019" found at 1588.00 feet, a total distance of **1612.79 feet** to a mag nail found in the centerline of said Minshall Road;

Thence, with the centerline of said Minshall Road, **North 05° 15' 26" East** a distance of **808.41 feet** returning to **The True Point of Beginning** containing **30.4620 Acres** more or less.

Bearings are based on a GPS observation on March 9, 2016, 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 March 11, 2016 by James R. Cottrill registration #6858. (Job #S160302-30-4620AC)



James R. Cottrill, PS