

**SURVEY PLAT OF THE LANDS OF  
BARBARA G. COTTRELL, BETTY J. WALLS, & SHERRI BURKE**  
SITUATED IN VMS 1450 & 5993  
ROSS TOWNSHIP, GREENE COUNTY,  
STOKES TOWNSHIP, MADISON COUNTY &  
JEFFERSON TOWNSHIP, FAYETTE COUNTY  
OHIO  
SEPTEMBER 2020

SUNNY LANE FARMS LLC  
199.117 AC.  
S.R. 35, PAGE 75  
O.R. 2386, PAGE 484

SUNNY LANE FARMS LLC  
187.815 AC.  
GREENE CO. S.R. 31, PAGE 211  
GREENE COUNTY O.R. 2386, PAGE 484  
MADISON CO. S.R. 21, PAGE 004  
MADISON COUNTY O.R. 201, PAGE 2279

TRACT 1  
**127.146 ACRES**  
116.281 AC. IN ROSS TWP. ~ GREENE COUNTY  
9.811 AC. IN JEFFERSON TWP. ~ FAYETTE COUNTY  
1.054 AC. IN STOKES TWP. ~ MADISON COUNTY

TRACT 3  
**50.763 ACRES**  
4.156 AC. IN ROSS TWP. ~ GREENE COUNTY  
46.607 AC. IN STOKES TWP. ~ MADISON COUNTY

TRACT 2  
**122.529 ACRES**  
113.120 AC. IN JEFFERSON TWP. ~ FAYETTE COUNTY  
9.409 AC. IN STOKES TWP. ~ MADISON COUNTY

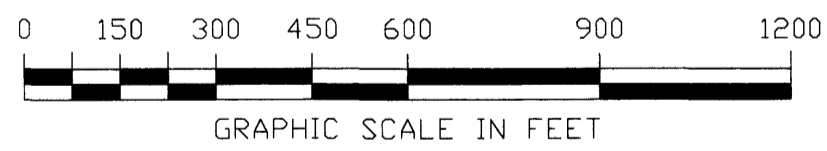
BARBARA G. COTTRELL  
BETTY J. WALLS  
SHERRI BURKE  
REM. PT. ORIGINAL 550.85 AC.  
GREENE COUNTY I.R. NO. 2020014240 & O.R. 977, PAGE 23  
FAYETTE COUNTY O.R. 223, PAGE 127 & O.R. 182, PAGE 898  
MADISON COUNTY O.R. 369, PAGE 530 & O.R. 31, PAGE 35

GREENE CO. PARCEL NO. H22000100190000500  
FAYETTE CO. PARCEL NO. 07000100002900  
MADISON CO. PARCEL NO. 27-00078.000

JESS R. SEARS  
93.021 AC.  
S.R. 44, PAGE 280  
I.R. NO. 2019016284

JESS R. SEARS  
68.4713 AC.  
S.R. 4341  
O.R. 220, PAGE 1244

JESS R. SEARS  
82.63 AC.  
S.R. 4342  
O.R. 220, PAGE 1244



*R. Douglas Sutton*  
R. DOUGLAS SUTTON  
OHIO PROFESSIONAL SURVEYOR 7124



- MONUMENT LEGEND**
- Iron Pin (fd) size per plan, if cap exist, name is shown by symbol
  - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
  - ⊙ Iron Pin previously (set)
  - ⊕ Iron Pipe (fd) OD size per plan
  - ⊗ Stone (fd)
  - ▲ Railroad Spike (fd)
  - △ Railroad Spike (set)
  - ⊖ Mag Nail (set)
  - ⊠ Concrete Monument (fd)
  - PK or Mag Nail (fd)
  - ⊙ Post (fd) size per plan

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.999952788321. To obtain Ground distances divide the Grid distance by the combined scale factor. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

Note: The POC for Tract 1 which is also the POB for Tracts 2 & 3 has an Ohio State Plane Coordinate South Zone of 627474.42 N and 1646306.18 East.

**Clinco & Sutton**  
SURVEYORS

61 SOUTH MULBERRY ST.  
WILMINGTON, OH 45177  
(937) 382-2107

JOB NO. 20545  
DRWG NO. 20545 MAD FAYETTE  
DATE: SEPTEMBER 2020

MADISON

61 South Mulberry Street  
Wilmington, Ohio 45177  
(937) 382-2107  
Doug@clincosutton.com



384 Woodcrest Lane  
Xenia, Ohio 45385  
(937) 376-4609

Description of a  
127.146 acre tract for  
Barbara G. Cottrell etal  
September 17, 2020  
Tract 1

Situated in Ross Township, Greene County, Jefferson Township, Fayette County, and Stokes Township, Madison County, Ohio, Virginia Military Survey Number 5993, and being part of the remaining part of an original 550.85 acre tract (Madison County Parcel No. 27-00078.000, Greene County Parcel No. H22000100190000500, and Fayette County Parcel No. 07000100002900) as conveyed by deed to Barbara G. Cottrell, Betty J. Walls, and Sherri Burke as recorded in Madison County Official Record 369, Page 530 and Official Record 31, Page 35, Greene County I.R. No. 2020014240 and Official Record 977, Page 23, and Fayette County Official Record 223, Page 127 and Official Record 182, Page 898 and being more particularly described as follows:

Commencing for reference at a PK nail found marking the intersection of Curry Road and Pleasant View Road and also being a corner to VMS No. 1450 & 5993;

thence with the military survey line and along the centerline of Curry Road (becoming Grape Road in Greene County) N 84°05'11" W 2091.30' to a mag nail found marking the northwesterly corner of Bruce M. Long's 11.011 acre tract (Madison County Official Record 244, Page 249 and Fayette County Official Record 170, Page 2871), and also being the True Point of Beginning for this tract herein described;

thence with the westerly line of said Long's 11.011 acre tract S 5°51'42" W (passing an iron pin previously set at 25.00' and passing the Madison-Fayette County line at 270.39') 954.93' to an iron pin previously set;

thence with the southerly line of said Long's 11.011 acre tract S 84°27'05" E 9.56' to an iron pin set;

thence by new division line through the Grantors' lands S 5°02'45" W 1837.54' to an iron pin set in the northerly line of Jess R. Sears' 68.4713 acre tract (Fayette County Official Record 220, Page 1244);

thence with the northerly line of said Sears' 68.4713 acre tract N 84°06'03" W 8.36' to an iron pin capped "Cottrell" found;

thence continuing with the line of said Sears' 68.4713 acre tract N 84°07'59" W 178.65' to an iron pin found capped "Haley-Dusa" found at the northeasterly corner of Jess R. Sears' 93.021 acre tract (Greene County I.R. No. 2019016284);

thence with the northerly line of said Sears' 93.021 acre tract N 84°39'34" W 1797.96' to an iron pin capped "Haley-Dusa" found in the easterly line of Ramona Y Thompson Trustee (Official Record 3787, Page 418), and Grape Grove Farms LLC's 97.60 acre tract (Official Record 3763, Page 487);

thence with the easterly line of said 97.60 acre tract N 5°21'11" E (passing an iron pipe set at 2789.08') 2814.08' to a PK nail found in the centerline of Grape Grove Road and also being in the line of VMS No. 1450 & 5993;

thence with the military survey line and along the centerline of Grape Grove Road S 83°57'26" E 1604.51' to a 1.5" diameter pipe found;

thence continuing with the military survey line and centerline of Grape Grove Road S 84°05'11" E (passing the Greene-Madison County line at 198.84') 369.66' to the True Point of Beginning containing 127.146 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in September, 2020.

The above described 127.146 acre tract contains 116.281 acres in Ross Township, Greene County, 9.811 acres in Jefferson Township, Fayette County, and 1.054 acres in Stokes Township, Madison County, Ohio.


Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

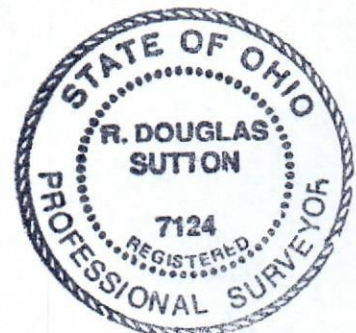
Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.999901010531. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Greene County Surveyor's Records.

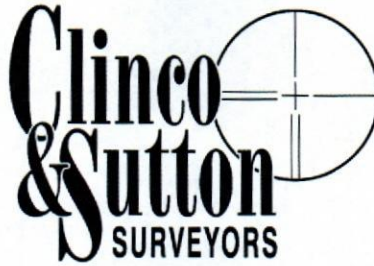
Recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Fayette County Surveyor's Records

Recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Madison County Surveyor's Records

Prepared by:   
R. Douglas Sutton, P.S.  
Ohio Professional Surveyor



61 South Mulberry Street  
Wilmington, Ohio 45177  
(937) 382-2107  
Doug@clincosutton.com



384 Woodcrest Lane  
Xenia, Ohio 45385  
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Description of a  
122.529 acre tract for  
Barbara G. Cottrell etal  
September 17, 2020  
Tract 2

Situated in Jefferson Township, Fayette County, and Stokes Township, Madison County, Ohio, Virginia Military Survey Number 5993, and being part of the remaining part of an original 550.85 acre tract (Madison County Parcel No. 27-00078.000, and Fayette County Parcel No. 07000100002900) as conveyed by deed to Barbara G. Cottrell, Betty J. Walls, and Sherri Burke as recorded in Madison County Official Record 369, Page 530 and Official Record 31, Page 35, and Fayette County Official Record 223, Page 127 and Official Record 182, Page 898 and being more particularly described as follows:

Beginning at a PK nail found marking the intersection of Curry Road and Pleasant View Road and also being a corner to VMS No. 1450 & 5993;

thence with the centerline of Pleasant View Road S 5°38'44" W (passing the Madison-Fayette County line at 249.31') 720.64' to a mag nail found at the corner VMS 5993 & 9125;

thence with the westerly line of VMS No. 9125 and along the centerline of Pleasant View Road S 5°30'31" W 2071.10' to a mag nail in concrete found at the northeasterly corner of Jess R. Sears' 68.4713 acre tract (Fayette County Official Record 220, Page 1244);

thence with the northerly line of said Sears' 68.4713 acre tract N 84°06'03" W (passing an iron pin capped "Cottrell" found at 52.67') 2071.07' to an iron pin set;

thence by new division line through the Grantors' lands N 5°02'45" E 1837.54' to an iron pin set in the southerly line of Bruce M. Long's 11.011 acre tract ( Madison County Official Record 244, Page 249 and Fayette County Official Record 170, Page 2871);

thence with the southerly line of said Long's 11.011 acre tract S 84°27'05" E 499.38' to an iron pin previously set;

thence continuing with the easterly line of said Long's land N 5°10'09" E (passing the Madison-Fayette County line at 686.40' and an iron pin previously set at 926.77') 951.77' to a mag nail found in the centerline of Curry Road and also in the line of VMS No. 1450 & 5993;

thence along the military survey line with the centerline of Curry Road S 84°05'11" E 1593.88' to the True Point of Beginning containing 122.529 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in September, 2020.

The above described 122.529 acre tract contains 113.120 acres in Jefferson Township, Fayette County, and 9.409 acres in Stokes Township, Madison County, Ohio.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".


Legal Description of 122.529 acres of land

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.999952788321. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

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Recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Fayette County Surveyor's Records.

Prepared by: \_\_\_\_\_

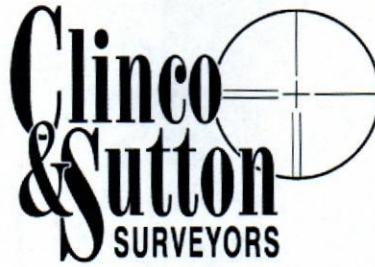


R. Douglas Sutton, P.S.  
Ohio Professional Surveyor

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Wilmington, Ohio 45177  
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Doug@clincosutton.com



384 Woodcrest Lane  
Xenia, Ohio 45385  
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Description of a  
50.763 acre tract for  
Barbara G. Cottrell etal  
September 17, 2020  
Tract 3

Situated in Ross Township, Greene County, and Stokes Township, Madison County, Ohio, Virginia Military Survey Number 1450, and being part of the remaining part of an original 550.85 acre tract (Madison County Parcel No. 27-00078.000, and Greene County Parcel No. H22000100190000500) as conveyed by deed to Barbara G. Cottrell, Betty J. Walls, and Sherri Burke as recorded in Madison County Official Record 369, Page 530 and Official Record 31, Page 35, and Greene County I.R. No. 2020014240 and Official Record 977, Page 23 and being more particularly described as follows:

Beginning at a PK nail found marking the intersection of Curry Road and Pleasant View Road and also being a corner to VMS No. 1450 & 5993;

thence along the military survey line with the centerline of Curry Road (becoming Grape Grove Road in Greene County) N 84°05'11" W (passing the Greene-Madison County line at 2262.12') 2460.96' to a 1.5" diameter pipe found at the southeasterly corner of Sunny Lane Farms, LLC's 199.117 acre tract (Greene County Official Record 2386, Page 484);

thence with the easterly line of said Sunny Lane Farms, LLC's 199.117 acre tract N 4°54'01" E (passing an 8" wood post found at 23.29') 900.42' to a stone boulder found at the southwesterly corner of Sunny Lane Farms, LLC's 187.815 acre tract (Greene County Official Record 2386, Page 484 and Madison County Official Record 201, Page 2279);

thence with the southerly line of Sunny Lane Farms, LLC's 187.815 acre tract S 83°48'58" E (passing the Greene-Madison County line at 203.60' and an iron pin set at 2459.54') 2484.54' to a mag nail found in the centerline of Curry Road and also being in the line of VMS No. 1450 & 5993;

thence with the military survey line and along the centerline of Curry Road S 6°28'25" W 815.47' to a mag nail found;

thence continuing with said military survey line and centerline of Curry Road S 5°38'44" W 73.13' to the Point of Beginning containing 50.763 more or less, subject to all legal highways, easements, conditions and restrictions of record.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in September, 2020.

The above described 50.763 acre tract contains 4.156 acres in Ross Township, Greene County, and 46.607 acres in Stokes Township, Madison County, Ohio.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Page 2

Legal Description of 50.763 acres of land

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.999952788321. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

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Recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Madison County Surveyor's Records.

Prepared by:



R. Douglas Sutton, P.S.  
Ohio Professional Surveyor

20545-3.leg

