

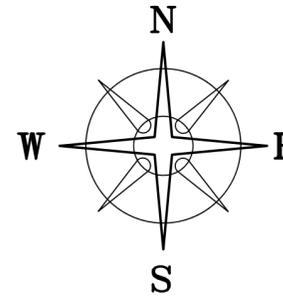
# COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
 Office: (740) 869-3811 Fax: (740) 869-3846  
 www.cottrillsurveying.com

**73.0015± ACRES,  
 VMS 5533 & 13112, PAINT TOWNSHIP,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR STEPHEN DAVIS**

SCALE : 1" = 300'	JOB No. S200210	CREW: MW
300' 150' 0 300'	SURVEYED 02/2020	DWN BY: RC
	DRAWN 02/25/20	CHECK: MW,NC

BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 11/08/19  
 WGS 1984 GEODETIC NORTH.



## LEGEND

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

- ▣ MONUMENT BOX (FOUND)
- ▲ ANGLE IRON FENCE POST (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊖ MINE SPIKE (FOUND)
- IRON PIN (FOUND)
- ⊕ 3/4" Ø PIPE & CAP STAMPED "RET 6552" (FOUND)
- △ COUNTY MONUMENT 02-017 (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊖ 1" Ø IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET PREVIOUSLY)

## DEED REFERENCE

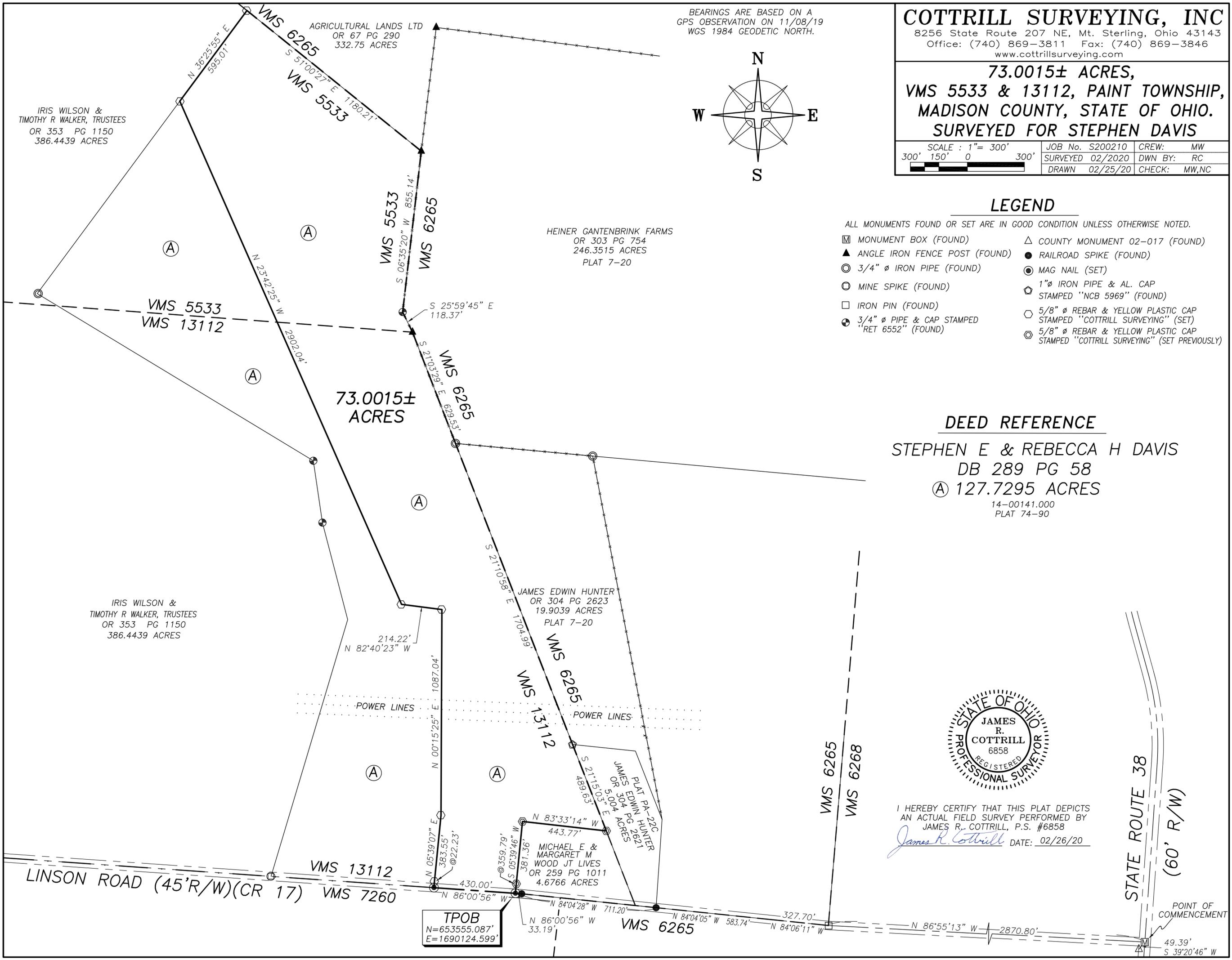
STEPHEN E & REBECCA H DAVIS  
 DB 289 PG 58  
 (A) 127.7295 ACRES  
 14-00141.000  
 PLAT 74-90



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 02/26/20

STATE ROUTE 38  
 (60' R/W)

POINT OF COMMENCEMENT



**TPOB**  
 N=653555.087'  
 E=1690124.599'

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## **73.0015 Acre Tract Surveyed for Davis**

The following described 73.0015 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 5533 and 13112, being part of a 127.7295 acre tract (Parcel 14-00141.000) conveyed to Steven E and Rebecca H Davis by Deed Book 289 page 58, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 38 (60 feet right-of-way) and Linson Road (County Road 17, 45 feet right-of-way);

Thence, with the centerline of Linson Road with the following five courses:

- 1) North 86° 55' 13" West a distance of 2870.80 feet to an iron pin found;
- 2) North 84° 06' 11" West a distance of 327.70 feet to a point;
- 3) North 84° 04' 05" West a distance of 583.74 feet to a railroad spike found;
- 4) North 84° 04' 28" West a distance of 711.20 feet to a railroad spike found;
- 5) North 86° 00' 56" West distance of 33.19 feet to a mag nail set at the Southwest corner of a 4.6766 acre tract conveyed to Michael E and Margaret M Wood, Joint Lives by Official Record 259 page 1011 and the Southeast corner of said 127.7295 acre tract, being in the line between VMS 7260 and 13112, and being the **True Point of Beginning**;

Thence, with the centerline of Linson Road and said VMS line, **North 86° 00' 56" West** a distance of **430.00 feet** to a mag nail set;

Thence, across said 127.7295 acre tract with the following four new courses:

- 1) **North 05° 39' 07" East**, passing an iron pin and cap set at 22.23 feet, a total distance of **383.55 feet** to an iron pin and cap set;
- 2) **North 00° 15' 25" East** a distance of **1087.04 feet** to an iron pin and cap set;
- 3) **North 82° 40' 23" West** a distance of **214.22 feet** to an iron pin and cap set;
- 4) **North 23° 42' 25" West** a distance of **2902.04 feet** to an iron pin and cap set in the Southeast line of a 386.4439 acre tract conveyed to Iris Wilson and Timothy R Walker, Trustees by Official Record 353 page 1150;

Thence, with the Southeast line of said 386.4439 acre tract, **North 36° 25' 55" East** a distance of **595.01 feet** to an iron pin and cap set in the Southwest line of a 332.75 acre tract conveyed to Agricultural Lands LTD by Official Record 67 page 290 and in the line between VMS 5533 and 6265;

Thence, with the Southwest line of said 332.75 acre tract and said VMS line, **South 51° 00' 27" East** a distance of **1180.21 feet** to an angle iron fence post found in the West line of a 246.3515 acre tract conveyed to Heiner Gantenbrink Farms by Official Record 303 page 754;

Thence, with the West line of said 246.3515 acre tract and continuing with said VMS line with the following three courses:

- 1) **South 06° 35' 20" West** a distance of **855.14 feet** to a 3/4 inch diameter iron pipe and cap stamped "RET 6552" found;
- 2) **South 25° 59' 45" East** a distance of **118.37 feet** to an angle iron fence post found at the northeast corner of VMS 13112;
- 3) With the line between VMS 6265 and 13112, **South 21° 03' 29" East** a distance of **629.53 feet** to a 3/4 inch diameter iron pipe found at the Northwest corner of a 19.9039 acre tract conveyed to James Edwin Hunter by Official Record 304 page 2623;

Thence, with the Southwest line of said 19.9039 acre tract and with said VMS line, **South 21° 10' 58" East** a distance of **1704.99 feet** to a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at the Northwest corner of a 5.004 acre tract conveyed to James Edwin Hunter by Official Record 304 page 2621;

Thence, with the Southwest line of said 5.004 acre tract and with said VMS line, **South 21° 15' 03" East** a distance of **489.63 feet** to an iron pin and cap previously set at the Northeast corner of said Wood's 4.6766 acre tract;

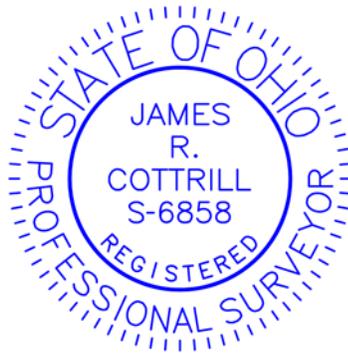
Thence, around said 4.6766 acre tract with the following two courses:

- 1) **North 83° 33' 14" West** a distance of **443.77 feet** to an iron pin and cap previously set;
- 2) **South 05° 39' 46" West**, passing an iron pin and cap previously set at 359.79 feet, a total distance of **381.36 feet** returning to the **True Point of Beginning**, containing **73.0015 Acres** more or less.

Bearings are based on a GPS observation on November 8, 2019, 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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed February 26, 2020 by James R. Cottrill, PS registration #6858. (Job #S200210-73.0015)



  
James R. Cottrill, PS