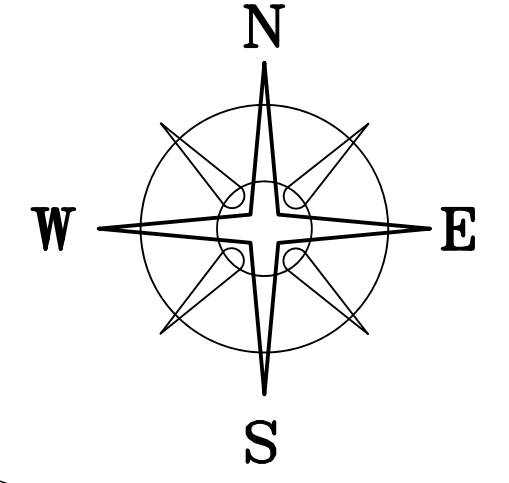
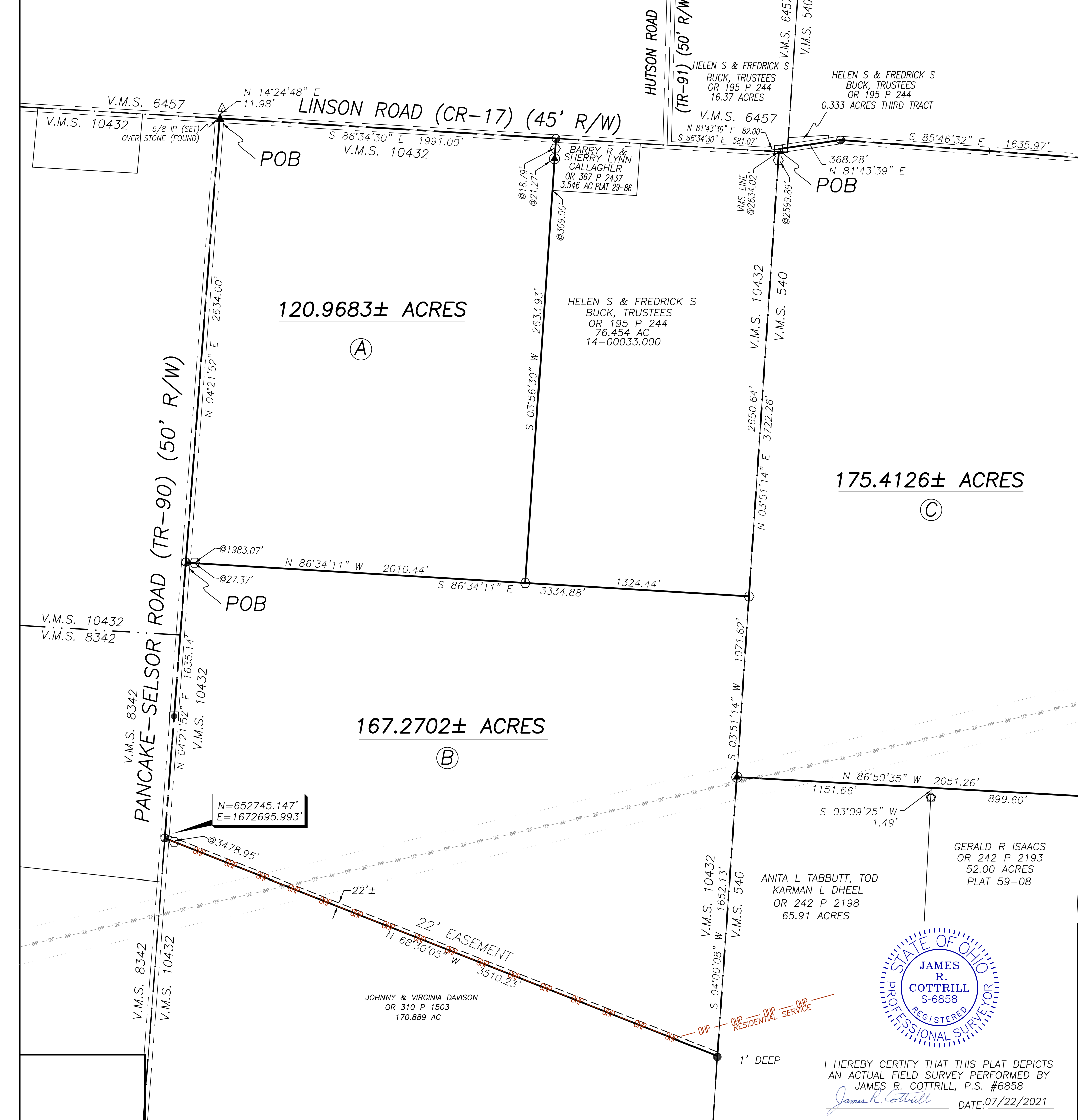


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 07/16/2021  
WGS 1984 GEODETIC NORTH.



N=656687.004'  
E=1678369.300'



**DEED REFERENCE**

- BURR FARMS INC**  
DB 262 P 831  
 (A) 121 ACRES FIRST TRACT  
 PARCEL #14-00044.000  
 (B) 167 ACRES SECOND TRACT  
 PARCEL #14-00044.000  
**BURR FARMS INC**  
 175 ACRES  
 (C) DB 279 P 71  
 PARCEL #14-00030.000

HEINER GATENBRINK FARMS  
OR 256 P 1091  
314.34 AC  
14-00062.000

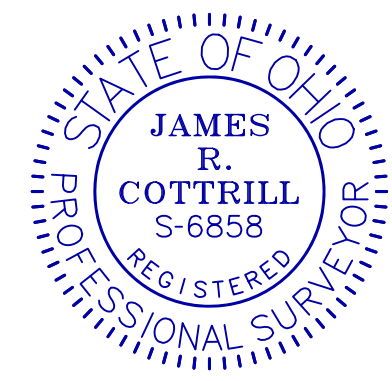
**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
  - ▲ RECORDED STONE (FOUND)
  - ⊕ DOUBLE ANGLE IRON FENCE POST (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - IRON PIN (FOUND)
  - 5/8" Ø IRON PIN (SET)
  - △ MADISON COUNTY MONUMENT 05-032 (FOUND)
  - 1/2" SOLID IRON PIN (FOUND)
  - ⊙ RAILROAD SPIKE (SET)
  - ⊙ MAG NAIL (SET)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "OTHER" (FOUND)
  - ⊙ 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

**COTTRILL SURVEYING, INC**  
James R Cottrill, PS Nathan Cottrill, PE  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**120.9683±, 167.2702± & 175.4126± ACRES,  
VMS 540, 6457, & 10432, PAINT TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BURR FARMS, INC.**

SCALE : 1" = 400'	JOB No. S210616	CREW: MW
400' 200' 0 400'	SURVEYED 07/2021	DWN BY: JRC
	DRAWN 07/2021	CHECK: NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 07/22/2021

JOHNNY & VIRGINIA DAVISON  
OR 310 P 1503  
170.889 AC

ANITA L TABBUTT, TOD KARMAN L DHEEL  
OR 242 P 2198  
65.91 ACRES

GERALD R ISAACS  
OR 242 P 2193  
52.00 ACRES  
PLAT 59-08

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
76.454 AC  
14-00033.000

BARRY R & SHERRY LYNN GALLAGHER  
OR 367 P 2437  
3.546 AC PLAT 29-86

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

PANCAKE-SELSON ROAD (TR-90) (50' R/W)

LINSON ROAD (CR-17) (45' R/W)

HUTSON ROAD

167.2702± ACRES (B)

175.4126± ACRES (C)

120.9683± ACRES (A)

N=652745.147'  
E=1672695.993'

22' EASEMENT  
N 68°30'05" W 3510.23'

1' DEEP

OHP RESIDENTIAL SERVICE

1/2" IRON PIN (FOUND) TWISTED REPLACED WITH 5/8 REBAR

POB

POB

POB

V.M.S. 10432  
5/8 IP (SET) OVER STONE (FOUND)

V.M.S. 10432  
V.M.S. 8342

V.M.S. 8342  
V.M.S. 10432

V.M.S. 10432  
V.M.S. 540

V.M.S. 10432  
V.M.S. 540

V.M.S. 6457

V.M.S. 6457  
V.M.S. 540

2634.00'

S 03°56'30" W 2633.93'

N 03°51'14" E 3722.26'

S 03°00'54" W 3764.50'

N 86°34'11" W 2010.44'

S 86°34'11" E 3334.88'

1324.44'

S 03°51'14" W 1071.62'

N 86°50'35" W 2051.26'

S 03°09'25" W 1.49'

899.60'

N 04°21'52" E 1635.14'

N 04°21'52" E 2634.00'

N 14°24'48" E 11.98'

S 86°34'30" E 1991.00'

S 85°46'32" E 1635.97'

N 81°43'39" E 82.00'

N 81°43'39" E 82.00'

(TR-91) (50' R/W)

V.M.S. 8342  
V.M.S. 10432

V.M.S. 10432

V.M.S. 10432

V.M.S. 8342

V.M.S. 6457

HUTSON ROAD

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

BARRY R & SHERRY LYNN GALLAGHER  
OR 367 P 2437  
3.546 AC PLAT 29-86

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
76.454 AC  
14-00033.000

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

@18.79'

@21.27'

@309.00'

VMS LINE @2634.02'

@2599.89'

@25.23'

@1983.07'

@27.37'

@3478.95'

22'±

1' DEEP

OHP RESIDENTIAL SERVICE

1/2" IRON PIN (FOUND) TWISTED REPLACED WITH 5/8 REBAR

POB

POB

POB

V.M.S. 10432  
5/8 IP (SET) OVER STONE (FOUND)

V.M.S. 10432  
V.M.S. 8342

V.M.S. 8342  
V.M.S. 10432

V.M.S. 10432

V.M.S. 10432

V.M.S. 8342

V.M.S. 6457

HUTSON ROAD

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

BARRY R & SHERRY LYNN GALLAGHER  
OR 367 P 2437  
3.546 AC PLAT 29-86

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
76.454 AC  
14-00033.000

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
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@1983.07'

@27.37'

@3478.95'

22'±

1' DEEP

OHP RESIDENTIAL SERVICE

1/2" IRON PIN (FOUND) TWISTED REPLACED WITH 5/8 REBAR

POB

POB

POB

V.M.S. 10432  
5/8 IP (SET) OVER STONE (FOUND)

V.M.S. 10432  
V.M.S. 8342

V.M.S. 8342  
V.M.S. 10432

V.M.S. 10432

V.M.S. 10432

V.M.S. 8342

V.M.S. 6457

HUTSON ROAD

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

BARRY R & SHERRY LYNN GALLAGHER  
OR 367 P 2437  
3.546 AC PLAT 29-86

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
76.454 AC  
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22'±

1' DEEP

OHP RESIDENTIAL SERVICE

1/2" IRON PIN (FOUND) TWISTED REPLACED WITH 5/8 REBAR

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POB

POB

V.M.S. 10432  
5/8 IP (SET) OVER STONE (FOUND)

V.M.S. 10432  
V.M.S. 8342

V.M.S. 8342  
V.M.S. 10432

V.M.S. 10432

V.M.S. 10432

V.M.S. 8342

V.M.S. 6457

HUTSON ROAD

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

BARRY R & SHERRY LYNN GALLAGHER  
OR 367 P 2437  
3.546 AC PLAT 29-86

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
76.454 AC  
14-00033.000

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

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@309.00'

VMS LINE @2634.02'

@2599.89'

@25.23'

@1983.07'

@27.37'

@3478.95'

22'±

1' DEEP

OHP RESIDENTIAL SERVICE

1/2" IRON PIN (FOUND) TWISTED REPLACED WITH 5/8 REBAR

POB

POB

POB

V.M.S. 10432  
5/8 IP (SET) OVER STONE (FOUND)

V.M.S. 10432  
V.M.S. 8342

V.M.S. 8342  
V.M.S. 10432

V.M.S. 10432

V.M.S. 10432

V.M.S. 8342

V.M.S. 6457

HUTSON ROAD

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

BARRY R & SHERRY LYNN GALLAGHER  
OR 367 P 2437  
3.546 AC PLAT 29-86

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
76.454 AC  
14-00033.000

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.37 ACRES

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
0.333 ACRES THIRD TRACT

@18.79'

@21.27'

@309.00'

VMS LINE @2634.02'

@2599.89'

@25.23'

@1983.07'

@27.37'

@3478.95'

22'±

1' DEEP

OHP RESIDENTIAL SERVICE

1/2" IRON PIN (FOUND) TWISTED REPLACED WITH 5/8 REBAR

POB

POB

POB

V.M.S. 10432  
5/8 IP (SET) OVER STONE (FOUND)

V.M.S. 10432  
V.M.S. 8342

V.M.S. 8342  
V.M.S. 10432

V.M.S. 10432

V.M.S. 10432

V.M.S. 8342

V.M.S. 6457

HUTSON ROAD

HELEN S & FREDRICK S BUCK, TRUSTEES  
OR 195 P 244  
16.3

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 120.9683 Acre Tract Surveyed for Burr Farms INC

The following described 120.9683 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 10432, being all of a 121 acre tract (Parcel 14-00044.000, First Tract) conveyed to Burr Farms INC by Deed Book 262 page 831, and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin set over a stone found at the centerline intersection of Linson Road (County Road 17, 45 feet right-of-way) and Pancake-Selsor Road (Township Road 90, 50 feet right-of-way), in the line between VMS 6457 and 10432 and being the Northwest corner of said 121 acre tract;

Thence, with the centerline of Linson Road and said VMS line, **South 86° 34' 30" East** a distance of **1991.00 feet** to a railroad spike set at the Northwest corner of a 3.546 acre tract conveyed to Barry R and Sherry Lynn Gallagher by Official Record 367 page 2437;

Thence, with the West line of said 3.546 acre tract, **South 03° 56' 30" West**, passing an iron pin and cap set at 18.79 feet, passing a double angle iron fence post found at 21.27 feet, passing a corner to a 76.454 acre tract conveyed to Helen S and Frederick S Buck, Trustees by Official Record 195 page 244 at 309.00 feet, a total distance of **2633.93 feet** to an iron pin and cap set in the North line of a 167 acre tract conveyed to Burr Farms INC by Deed Book 262 page 831;

Thence, with the North line of said 167 acre tract, **North 86° 34' 11" West**, passing an iron pin and cap set at 1983.07 feet, a total distance of **2010.44 feet** to a railroad spike set in the centerline of Pancake-Selsor Road;

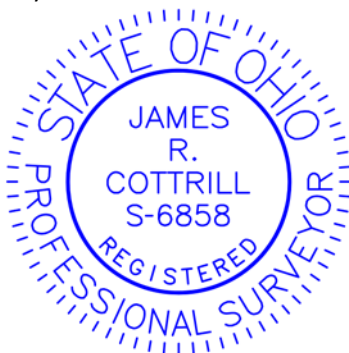
Thence, with the centerline of Pancake-Selsor Road, **North 04° 21' 52" East** a distance of **2634.00 feet** returning to the **Point of Beginning**, containing **120.9683 Acres** more or less.

Bearings are based on a GPS observation on July 16, 2021, 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 July 2021 by James R. Cottrill, PS registration #6858. (Job #S210616-120.9683)



*James R. Cottrill*

James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 167.2702 Acre Tract Surveyed for Burr Farms INC

The following described 167.2702 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 10432, being all of a 167 acre tract (Parcel 14-00044.000, Second Tract) conveyed to Burr Farms INC by Deed Book 262 page 831, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Pancake-Selsor Road (Township Road 90, 50 feet right-of-way) at the Southwest corner of a 121 acre tract conveyed to Burr Farms INC by Deed Book 262 page 831 and the Northwest corner of said 167 acre tract, said railroad spike bears South 04° 21' 52" West a distance of 2634.00 feet from a 5/8 inch diameter iron pins set over a stone found at the centerline intersection of Linson Road (County Road 17, 45 feet right-of-way) and Pancake-Selsor Road, in the line between VMS 6457 and 10432 and being the Northwest corner of said 121 acre tract;

Thence, with the South line of said 121 acre tract, **South 86° 34' 11" East**, passing an iron pin and cap set at 27.37 feet, passing an iron pin and cap set at the Southwest corner of a 76.454 acre tract conveyed to Helen S and Frederick S Buck, Trustees by Official Record 195 page 244 at 2010.44 feet, a total distance of **3334.88 feet** to an iron pin and cap set in the West line of a 175 acre tract conveyed to Burr Farms INC by Deed Book 279 page 71 and in the line between VMS 10432 and 540;

Thence, with the West line of said 175 acre tract and said VMS line, **South 03° 51' 14" West** a distance of **1071.62 feet** to a double angle iron fence post found at the Northwest corner of a 65.91 acre tract conveyed to Anita L Tabbutt, TOD by Official Record 242 page 2198;

Thence, with the West line of said 65.91 acre tract and with said VMS line, **South 04° 00' 08" West** a distance of **1652.13 feet** to a 1/2 inch solid iron pin found at the Northeast corner of a 170.889 acre tract conveyed to Jonny and Virginia Davison by Official Record 310 page 1503;

Thence, with the Northeast line of said 170.889 acre tract, **North 68° 30' 05" West**, passing an iron pin and cap set at 3478.95 feet, a total distance of **3510.23 feet** to a railroad spike set in the centerline of Pancake-Selsor Road and in the line between VMS 10432 and 8342;

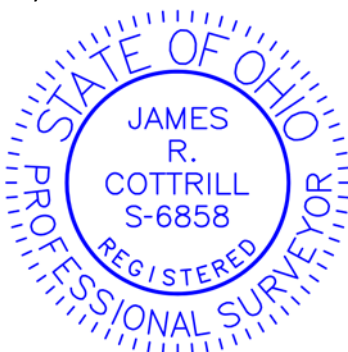
Thence, with the centerline of Pancake-Selsor Road and partially with said VMS line, **North 04° 21' 52" East** a distance of **1635.14 feet** returning to the **Point of Beginning**, containing **167.2702 Acres** more or less.

Bearings are based on a GPS observation on July 16, 2021, 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 July 2021 by James R. Cottrill, PS registration #6858. (Job #S210616-167.2702)



*James R. Cottrill*

James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 175.4126 Acre Tract Surveyed for Burr Farms INC

The following described 175.4126 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 540 and 6457, being all of a 175 acre tract (Parcel 14-00030.000) conveyed to Burr Farms INC by Deed Book 279 page 71, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Linson Road (County Road 17, 45 feet right-of-way), in the South line of VMS 6457 and at a corner to VMS 10432 and 540, at the Northeast corner of a 76.454 acre tract conveyed to Helen S and Frederick S Buck, Trustees by Official Record 195 page 244 in the Northwest corner of said 175 acre tract, said iron pin bears South 86° 34' 30" East a distance of 581.07 feet and North 81° 43' 39" East a distance of 82.00 feet from the centerline intersection of Linson Road and Hutson Road (Township Road 91, 50 feet right-of-way);

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

- 1) **North 81° 43' 39" East** a distance of **368.28 feet** to a railroad spike set;
- 2) **South 85° 46' 32" East** a distance of **1635.97 feet** to a railroad spike set at the Northwest corner of a 314.34 acre tract conveyed to Heiner Gatenbrink Farms by Official Record 256 page 1091;

Thence, with the West line of said 314.34 acre tract, **South 03° 00' 54" West**, passing an iron pin and cap set at 25.23 feet, a total distance of **3764.50 feet** to a 5/8 inch diameter iron pin set (replacing a damage 1/2 inch diameter iron pin found) at the Northeast corner of a 52.00 acre tract conveyed to Gerald R Isaacs by Official Record 242 page 2193;

Thence, with the North line of said 52.00 acre tract, **North 86° 50' 35" West**, passing the Northeast corner of a 65.91 acre tract conveyed to Anita L Tabbutt, TOD by Official Record 242 page 2198 at 899.60 feet, a total distance of **2051.26 feet** to a double angle iron fence post found in the East line of a 167 acre tract conveyed to Burr Farms INC by Deed Book 262 page 831 and in the line between VMS 540 and 10432;

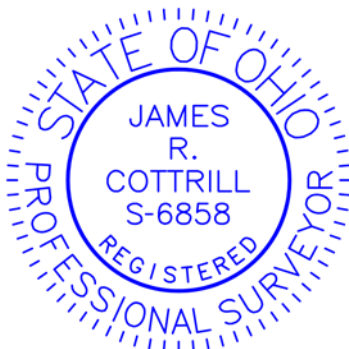
Thence, with the East line of said 167 acre tract and said VMS line, **North 03° 51' 14" East**, passing an iron pin and cap set at the Southeast corner of said Buck's 67.454 acre tract at 1071.62 feet, passing an iron pin and cap set at 2599.89 feet, a total distance of **3722.26 feet** returning to the **Point of Beginning**, containing **175.4126 Acres** more or less.

Bearings are based on a GPS observation on July 16, 2021, 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 July 2021 by James R. Cottrill, PS registration #6858. (Job #S210616-175.4126)



*James R. Cottrill*  
James R. Cottrill, PS #6858