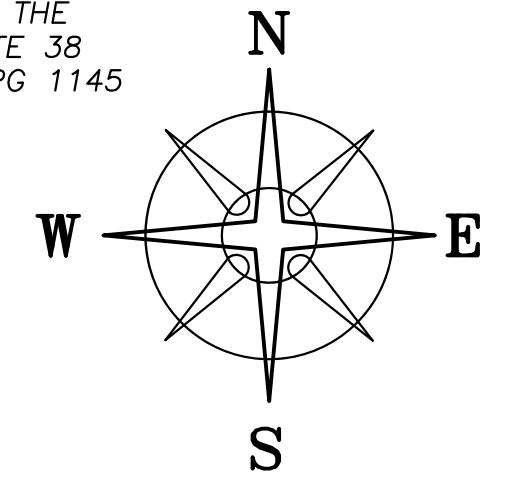


BEARINGS ARE BASED ON THE
CENTERLINE OF STATE ROUTE 38
AS DESCRIBED IN OR 128 PG 1145

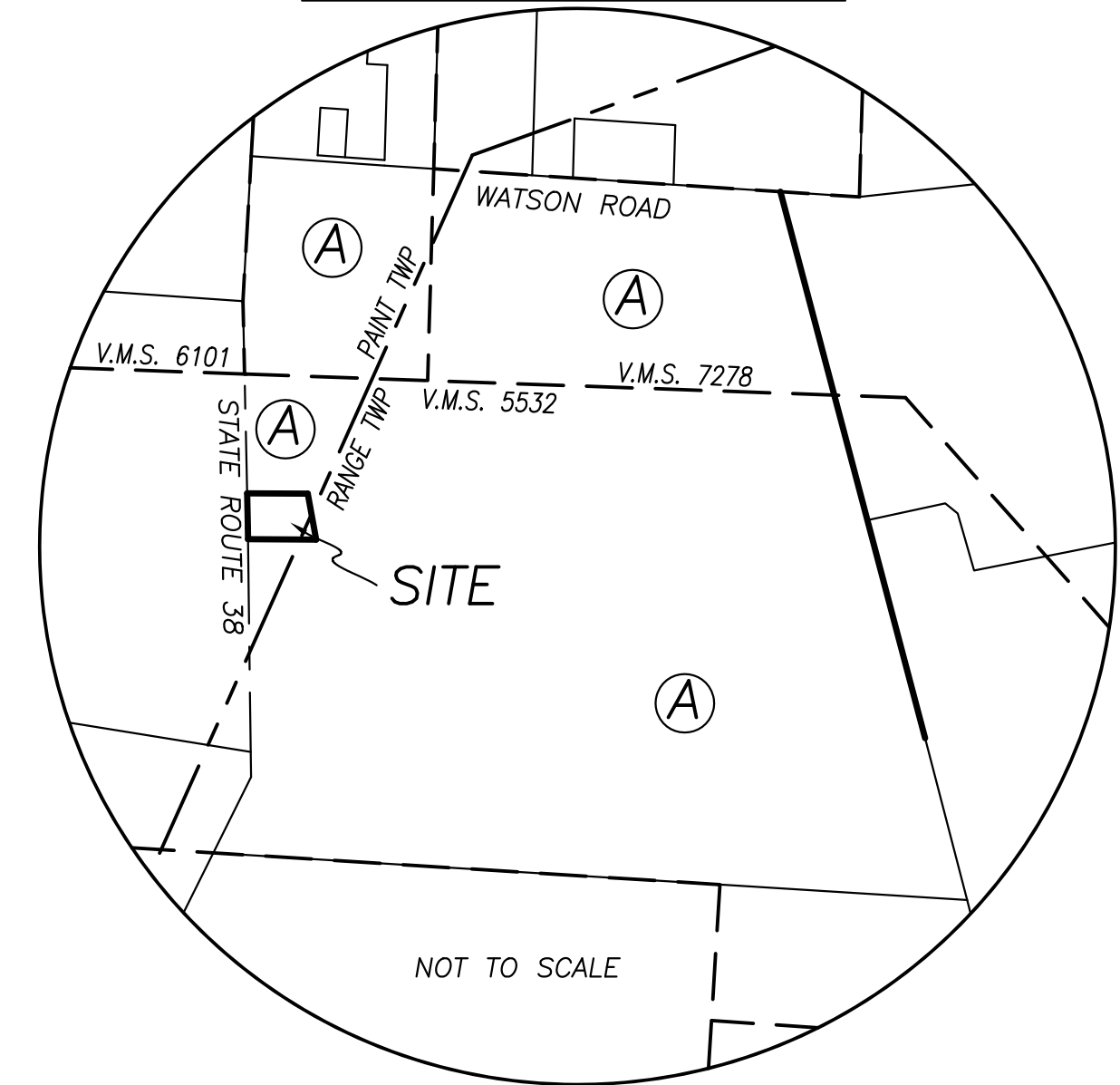


WATSON ROAD (TWP.99, 40'R/W)

POINT OF
COMMENCEMENT

DEED REFERENCE
Burr Farms Inc
OR PG
① 298.6642 ACRES
PARCEL No. 14-00042.000
PAINT TWP: 37.4210± ACRES
PARCEL No. 21-00045.000
RANGE TWP: 261.2432± ACRES

LOCATION MAP



NOTE

MAG NAIL SET AT THE NORTHWEST
CORNER OF 2.0132 ACRE TRACT
BEARS S 01°17'06" W 3134.70'
FROM MADISON COUNTY
MONUMENT 02-017

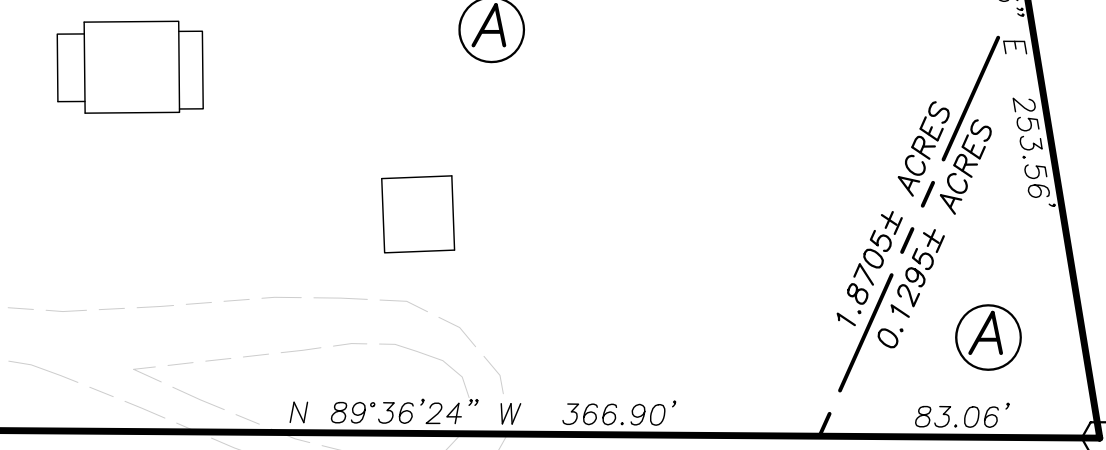
STATE ROUTE 38 (60' R/W)

S 03°17'50" W 791.25'
S 01°15'10" E 1046.89'
S 01°15'10" E
N 01°15'10" W 191.43'
N 00°43'42" W 58.57'

TPOB
N=650048.53'
E=1694460.63'

2.0000± ACRES
1.8278± NET ACRES

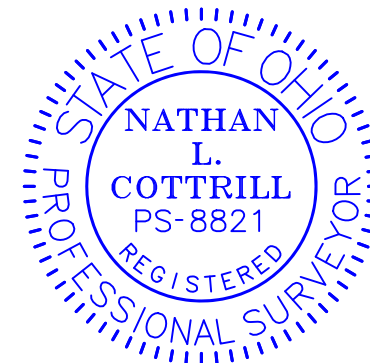
1.8705± ACRES
0.1295± ACRES



PAIN TOWNSHIP
RANGE TOWNSHIP

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ R/W MONUMENT (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 06/28/23

COTTRILL SURVEYING, INC

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

2.0000± ACRES,
VMS 5532, PAINT & RANGE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BURR FARMS

SCALE : 1" = 60'	JOB No. S230616	CREW: MW
60' 30' 0 60'	SURVEYED 06/21/23	DWN BY: NC
	DRAWN 06/22/23	CHECK: RC

COTTRILL SURVEYING, INC

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

2.0000 Acre Tract Surveyed for Burr Farms

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Paint Township and Range Township, VMS 5532, being part of a 298.6642 acre tract (Paint Township Parcel 14-00042.000, 37.4210 acres, and Range Township Parcel 21-00045.000, 261.2432 acres) conveyed to Burr Farms Inc by Official Record ___ page ____, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of State Route 38 (60 feet right-of-way) and Watson Road (Township Road 99, 40 feet right-of-way), said mag nail also being the Northwest corner of said 298.6642 acre tract;

Thence, with the centerline of State Route 38 with the following two courses:

- 1) South 03° 17' 50" West a distance of 791.25 feet to a mag nail found;
- 2) South 01° 15' 10" East a distance of 1046.89 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 298.6642 acre tract with the following three new courses:

- 1) **South 89° 36' 24" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **330.71 feet** to an iron pin and cap set;
- 2) **South 09° 19' 53" East**, passing the Paint/Range Township line at 115.71 feet, a total distance of **253.56 feet** to an iron pin and cap set;
- 3) **North 89° 36' 24" West**, passing the Paint/Range Township line at 83.06 feet, passing an iron pin and cap set at 336.90 feet, a total distance of **366.90 feet** to a mag nail set in the centerline of State Route 38;

Thence, with the centerline of State Route 38 with the following two courses:

- 1) **North 00° 43' 42" West** a distance of **58.57 feet** to a mag nail found;
- 2) **North 01° 15' 10" West** a distance of **191.43 feet** returning to the **True Point of Beginning**, containing **2.0000 Acres** more or less, of which 1.8705 acres more or less is in Paint Township and 0.1295 acres more or less is in Range Township.


Bearings are based on the centerline of State Route 38 (North 00° 43' 42" West) as described in Official Record 128 page 1145.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on June 21, 2023.




Nathan L. Cottrill, PS #8821
(Job #S230616-2.0000)