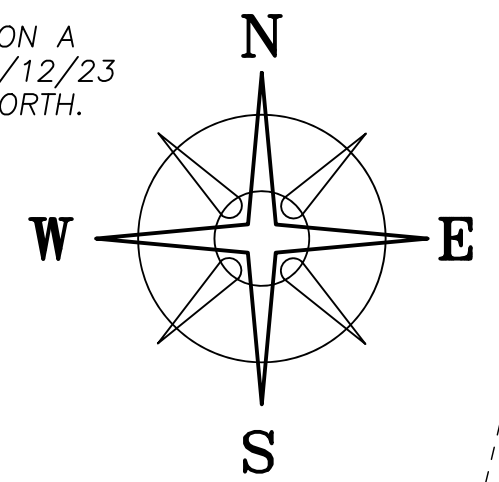
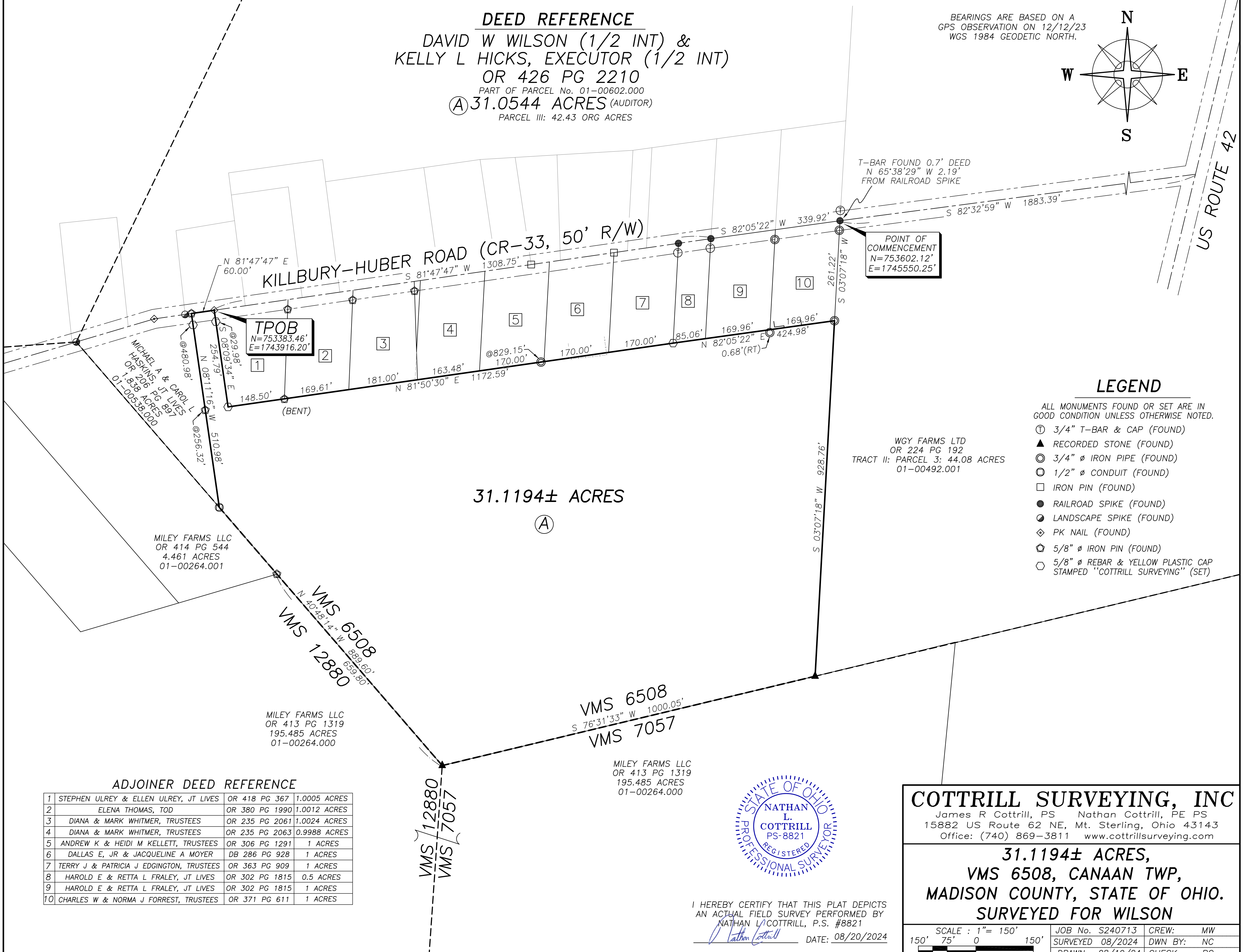


**DEED REFERENCE**  
 DAVID W WILSON (1/2 INT) &  
 KELLY L HICKS, EXECUTOR (1/2 INT)  
 OR 426 PG 2210  
 PART OF PARCEL No. 01-00602.000  
 (A) 31.0544 ACRES (AUDITOR)  
 PARCEL III: 42.43 ORG ACRES

BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 12/12/23  
 WGS 1984 GEODETIC NORTH.



US ROUTE 42



T-BAR FOUND 0.7' DEED  
 N 65°38'29" W 2.19'  
 FROM RAILROAD SPIKE

POINT OF COMMENCEMENT  
 N=753602.12'  
 E=1745550.25'

TPOB  
 N=753383.46'  
 E=1743916.20'

**LEGEND**

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

- ⊕ 3/4" T-BAR & CAP (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊖ 1/2" ∅ CONDUIT (FOUND)
- IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- ⦿ LANDSCAPE SPIKE (FOUND)
- ◇ PK NAIL (FOUND)
- ⊗ 5/8" ∅ IRON PIN (FOUND)
- ⊠ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

WGY FARMS LTD  
 OR 224 PG 192  
 TRACT II: PARCEL 3: 44.08 ACRES  
 01-00492.001

31.1194± ACRES

(A)

**ADJOINER DEED REFERENCE**

1	STEPHEN ULREY & ELLEN ULREY, JT LIVES	OR 418 PG 367	1.0005 ACRES
2	ELENA THOMAS, TOD	OR 380 PG 1990	1.0012 ACRES
3	DIANA & MARK WHITMER, TRUSTEES	OR 235 PG 2061	1.0024 ACRES
4	DIANA & MARK WHITMER, TRUSTEES	OR 235 PG 2063	0.9988 ACRES
5	ANDREW K & HEIDI M KELLETT, TRUSTEES	OR 306 PG 1291	1 ACRES
6	DALLAS E, JR & JACQUELINE A MOYER	DB 286 PG 928	1 ACRES
7	TERRY J & PATRICIA J EDGINGTON, TRUSTEES	OR 363 PG 909	1 ACRES
8	HAROLD E & RETTA L FRALEY, JT LIVES	OR 302 PG 1815	0.5 ACRES
9	HAROLD E & RETTA L FRALEY, JT LIVES	OR 302 PG 1815	1 ACRES
10	CHARLES W & NORMA J FORREST, TRUSTEES	OR 371 PG 611	1 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 08/20/2024

**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

**31.1194± ACRES,**  
**VMS 6508, CANAAN TWP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR WILSON**

SCALE : 1" = 150'	JOB No. S240713	CREW: MW
150' 75' 0 150'	SURVEYED 08/2024	DWN BY: NC
	DRAWN 08/19/24	CHECK: RC

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **31.1194 Acre Tract Surveyed for Wilson**

The following described 31.1194 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6508, being all of a 31.0544 acre tract (Parcel 01-00602.000, Parcel III: 42.43 original acres) conveyed to David W Wilson (½ interest) and Kelly L Hicks, Executor (½ interest) by Official Record 426 page 2210, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of Killbury-Huber Road (County Road 33, 50 feet right-of-way, at the Northwest corner of a 44.08 acre tract conveyed to WGY Farms LTD by Official Record 224 page 192 and the Northeast corner of a 1 acre tract conveyed to Charles W and Norma J Forrest, Trustees by Official Record 371 page 611, said railroad spike bears South 82° 32' 59" West a distance of 1883.39 feet from the centerline intersection of Killbury-Huber Road with US Route 42;

Thence, with the centerline of Killbury-Huber Road with the following two courses:

- 1) South 82° 05' 22" West a distance of 339.92 feet to a railroad spike found;
- 2) South 81° 47' 47" West a distance of 1308.75 feet to a PK nail found at the Northwest corner of a 1.0005 acre tract conveyed to Stephen Ulrey and Ellen Ulrey, Joint Lives by Official Record 418 page 367, a corner to said 31.0544 acre tract and being the **True Point of Beginning**;

Thence, around said 1.0005 acre tract with the following two courses:

- 1) **South 08° 09' 34" East**, passing iron pin and cap set at 29.98 feet, a total distance of **254.79 feet** to an iron pin and cap set;
- 2) **North 81° 50' 30" East**, passing a 5/8 inch diameter iron pin found (bent) at the Southwest corner of a 1.0012 acre tract conveyed to Elena Thomas, TOD by Official Record 380 page 1990 at 148.50 feet, passing the Southwest corner of a 1.0024 acre tract conveyed to Diana and Mark Whitmer, Trustees by Official Record 235 page 2061 at 318.11 feet, passing the Southwest corner of a 0.9988 acre tract conveyed to Diana and Mark Whitmer, Trustees by Official Record 235 page 2063 at 499.11 feet, passing the Southwest corner of a 1 acre tract conveyed to Andrew K and Heidi M Kellett, Trustees by Official Record 306 page 1291 at 662.59 feet, passing a 3/4 inch diameter iron pipe found at 829.15 feet, passing the Southwest corner of a 1 acre tract conveyed to Dallas E, Jr and Jacqueline a Moyer by Deed Book 286 page 928 at 232.59 feet, passing the Southwest corner of a 1 acre tract conveyed to Terry J and Patricia J Edgington, Trustees by Official Record 363 page 909 at 1002.59 feet, a total distance of **1172.59 feet** to an iron pin and cap set at the Southwest corner of a 0.5 acre tract conveyed to Harold E and Retta L Fraley, Joint Lives by Official Record 302 page 1815;

Thence, with the South line of said 0.5 acre tract, **North 82° 05' 22" East**, passing the Southwest corner of a 1 acre tract conveyed to Harold E and Retta L Fraley, Joint Lives by Official Record 302 page 1815 at 85.06 feet, passing the Southwest corner of said Forrest's 1 acre tract at 255.02 feet, a total distance of **424.98 feet** to a 3/4 inch diameter iron pipe found in the West line of said WGY Farms LTD's 44.08 acre tract;

Thence, with the West line of said 44.08 acre tract, **South 03° 07' 18" West** a distance of **928.76 feet** to a recorded stone found in the North line of a 195.485 acre tract conveyed to Miley Farms LLC by Official Record 413 page 1319 and in the line between VMS 6508 and VMS 7057;

Thence, with said 195.485 acre tract and with said VMS line with the following two courses:

- 1) **South 76° 31' 33" West** a distance of **1000.05 feet** to a recorded stone found at a corner to VMS 6508, VMS 7057 and VMS 12880;
- 2) with the line between VMS 6508 and VMS 12880, **North 40° 48' 14" West**, passing a 5/8 inch diameter iron pin found at the Southeast corner of a 4.461 acre tract conveyed to Miley Farms LLC by Official Record 414 page 544 at 659.80 feet, a total distance of **889.60 feet** to a 1/2 inch diameter iron pipe found at the South corner of a 1.838 acre tract conveyed to Michael a and Carol L Haskins, Joint Lives by Official Record 206 page 897;

Thence, with the East line of said 1.838 acre tract, **North 08° 11' 16" West**, passing a 5/8 inch diameter rebar found at 256.32 feet, passing an iron pin and cap set at 480.98 feet, a total distance of **510.98 feet** to a 5/8 inch diameter iron pin found in the centerline of Killbury-Huber Road;

Thence, with the centerline of Killbury-Huber Road, **North 81° 47' 47" East** a distance of **60.00 feet** returning to the **True Point of Beginning**, containing **31.1194 Acres** more or less.

Bearings are based on a GPS observation on December 12, 2023, WGS 1984 Geodetic North.

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 August of 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

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Nathan L. Cottrill, PS #8821  
(Job #S240713-31.1194)