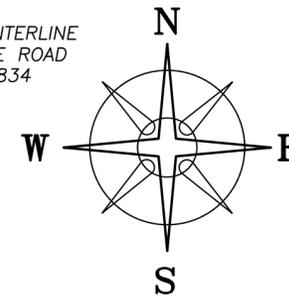


**DEED REFERENCE**  
 RALPH PARSONS FARM PARTNERSHIP  
 OR 414 PG 167  
 PARCEL No. 08-00737.000  
 (A) 49.6354 ACRES

BEARINGS ARE BASED ON THE CENTERLINE  
 OF WEST JEFFERSON - KIOUSVILLE ROAD  
 AS DESCRIBED IN OR 8 PG 834  
 (S 37°30'00" W)



OLMSTEAD ROAD  
 (CR-51, 50' R/W)

VMS 8424  
 VMS 8480

VMS 8480  
 N 85°08'21" E  
 204.18'

VMS 6654

N 06°24'56" E  
 324.34'

DAN E & LANA J SWARTZ  
 OR 328 PG 662  
 5.129 ACRES  
 08-00526.001

S 62°17'11" E 607.54'

5.7081± ACRES

POB  
 N=702868.99'  
 E=1748308.41'

@582.26'

N 74°23'48" W 377.49'

@25.08'

DONA DEE BENTLEY  
 OR 133 PG 2186  
 4.0377 ACRES  
 08-00737.003

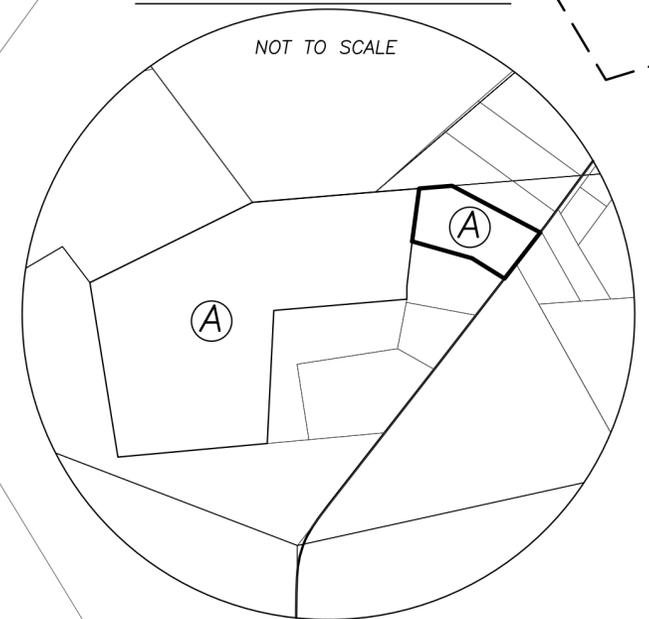
N 58°10'05" W  
 233.00'

WEST JEFFERSON - KIOUSVILLE ROAD (CR 22, 50' R/W)

S 35°54'05" W 1652.31'

LOCATION MAP

NOT TO SCALE



**LEGEND**

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

- IRON PIN (FOUND)
- △ 5/8" Ø REBAR (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
 STAMPED "THOMAS ENGINEERING" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
 STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
 STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 01/24/24

**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

**5.7081± ACRES,**  
**VMS 6654, JEFFERSON TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR PARSONS FARMS**

SCALE : 1" = 100'  
 100' 50' 0 100'

JOB No. S240105 CREW: MW  
 SURVEYED 01/22/24 DWN BY: NC  
 DRAWN 01/23/24 CHECK: RC

# COTTRILL SURVEYING, INC

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

## 5.7081 Acre Tract Surveyed for Parsons Farm

The following described 5.7081 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6654, being part of a 49.6354 acre tract (Parcel 08-00737.000) conveyed to Ralph Parsons Farm Partnership by Official Record 414 page 167, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson-Kiousville Road (County Road 22, 50 feet right-of-way) at the southernmost corner of a 5.129 acre tract conveyed to Dan E and Lana J Swartz by Official Record 328 page 662 and being the easternmost corner of said 49.6354 acre tract, said railroad spike bears South 35° 54' 05" West a distance of 1652.31 feet from an iron pin found at the centerline intersection of West Jefferson-Kiousville Road and Olmstead Road (County Road 51, 50 feet right-of-way);

Thence, with the centerline of West Jefferson-Kiousville Road, **South 37° 30' 00" West** a distance of **354.82 feet** to a railroad spike found at the Northeast corner of a 4.0377 acre tract conveyed to Dona Dee Bentley by Official Record 133 page 2186;

Thence, with said 4.0377 acre tract with the following two courses:

- 1) **North 58° 10' 05" West**, passing an iron pin and cap previously set at 25.08 feet, a total distance of **233.00 feet** to an iron pin and cap previously set;
- 2) **North 74° 23' 48" West** a distance of **377.49 feet** to an iron pin and cap previously set at the Northwest corner of said 4.0377 acre tract;

Thence, with a new line across said 49.6354 acre tract, **North 06° 24' 56" East** a distance of **324.34 feet** to an iron pin and cap set in the South line of said Swartz's 5.129 acre tract and being in the line between VMS 6654 and VMS 8480;

Thence, with said 5.129 acre tract and with said VMS line, **North 85° 08' 21" East** a distance of **204.18 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at a corner to said 5.129 acre tract;

Thence, with the Southwest line of said 5.129 acre tract, **South 62° 17' 11" East**, passing a 5/8 inch diameter rebar found at 582.26 feet, a total distance of **607.54 feet** returning to the **Point of Beginning**, containing **5.7081 Acres** more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (South 37° 30' 00" West) as described in Official Record 8 page 834.

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 January 22, 2024.



  
Nathan L. Cottrill, PS #8821  
(Job #S240105-5.7081)