

DEED REFERENCE
STEPHEN E BUCKLEY,
GREGORY O BUCKLEY &
KENNETH A BUCKLEY
OR 198 PG 2628
PARCEL No. 14-00034.000
Ⓐ 107.7765 ACRES
111.78 ORG ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAILROAD SPIKE (FOUND)
 - ▲ DOUBLE ANGLE IRON POST (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - MAG NAIL (FOUND)
 - 5/8" ∅ IRON PIN (FOUND)
 - △ 1/2" ∅ REBAR (FOUND)
 - ▲ 1/2" ∅ REBAR & ORANGE PLASTIC CAP STAMPED "RI BAKER" (FOUND)
 - ⊕ 5/8" ∅ 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
DATE: 04/05/24

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

38.0529± & 76.1059± ACRES
VMS 6051, 7219 & 12730, PAINT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BUCKLEY.

SCALE : 1" = 200'
200' 100' 0 200'

JOB No. S240219	CREW: MW,AM
SURVEYED 03/26/24	DWN BY: NC
DRAWN 03/27/24	CHECK: RC

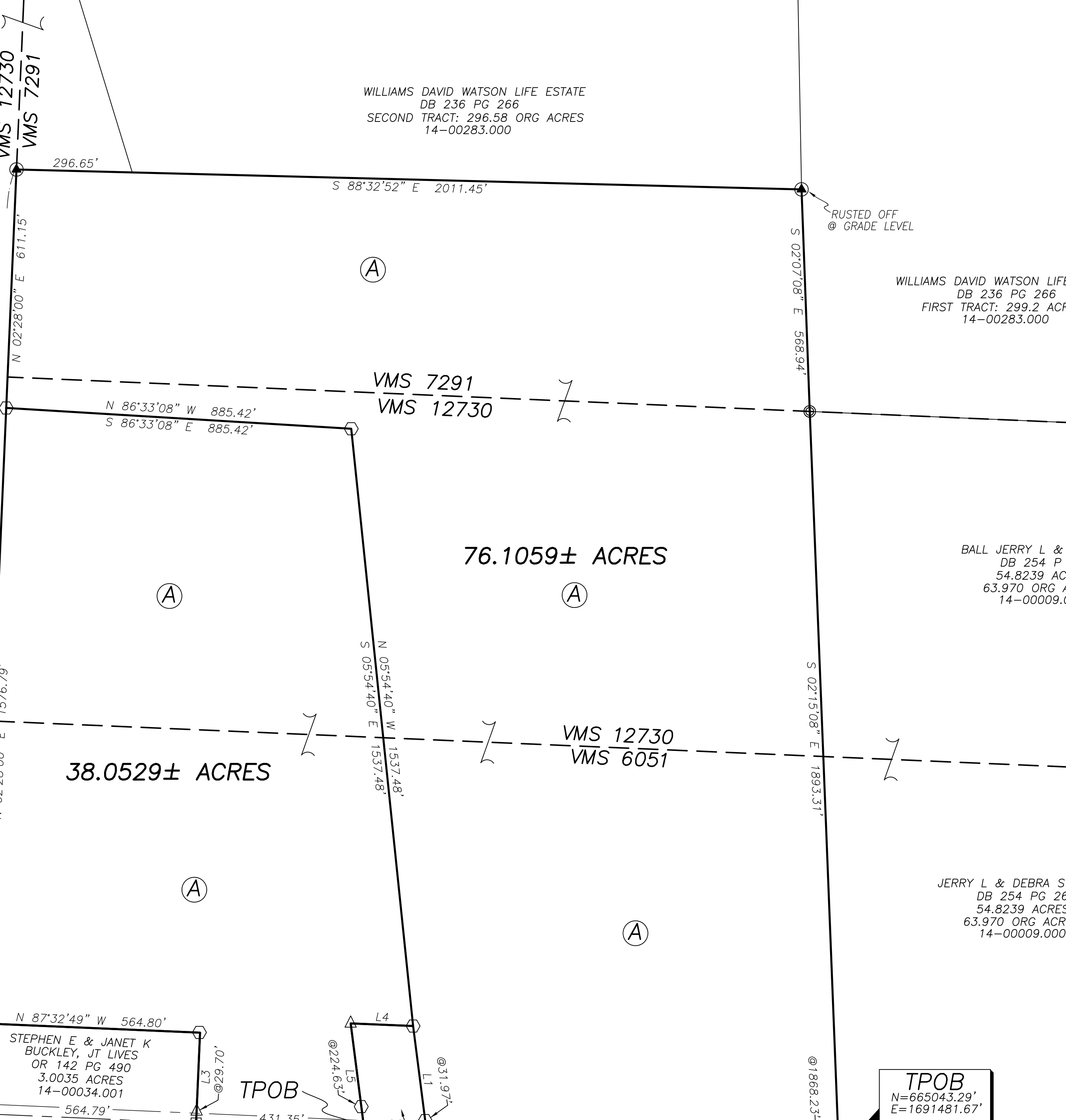
WILLIAMS DAVID WATSON LIFE ESTATE
DB 236 PG 266
SECOND TRACT: 296.58 ORG ACRES
14-00283.000

WILLIAMS DAVID WATSON LIFE ESTATE
DB 236 PG 266
FIRST TRACT: 299.2 ACRES
14-00283.000

BALL JERRY L & DEBRA S
DB 254 P 26
54.8239 ACRES
63.970 ORG ACRES
14-00009.000

JERRY L & DEBRA S BALL
DB 254 PG 26
54.8239 ACRES
63.970 ORG ACRES
14-00009.000

ALINWOOD FARMS INC
AG CONSULTANTS INC
DB 250 PG 362
PARCEL 4: 194.02 ACRES
14-00003.000



LINE	BEARING	DISTANCE
L1	N 07°17'55" W	276.12'
L2	N 87°35'37" W	160.00'
L3	N 02°28'07" E	231.65'
L4	N 87°35'37" W	160.00'
L5	S 07°17'55" E	276.12'

STEPHEN E BUCKLEY,
GREGORY O BUCKLEY &
KENNETH A BUCKLEY
OR 198 PG 2628
1.0 ACRES
14-00035.000
PA-20B

TPOB
N=665043.29'
E=1691481.67'

POINT OF
COMENCEMENT
PIPE BEARS
S 84°19'10" W
4811.5±
FROM CENTERLINE
INTERSECTION WITH
STATE ROUTE 38

DRURY ROAD (CR-23, 50' R/W)

COTTRILL SURVEYING, INC

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38.0529 Acre Tract *Surveyed for Buckley*

The following described 38.0529 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 6051, VMS 7291, and VMS 12730, being part of a 107.7765 acre tract (Parcel 14-00034.000, 111.78 original acres) conveyed to Stephen E Buckley, Gregory O Buckley and Kenneth A Buckley by Official Record 198 page 2628, and being more particularly described as follows:

Commencing at a 3/4 inch diameter iron pipe found at an angle point in the centerline of Drury Road (County Road 23, 50 feet right-of-way), said iron pipe bears South 84° 19' 10" West a distance of 4811.5± feet from the centerline intersection of Drury Road with State Route 38;

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

- 1) North 87° 21' 34" West a distance of 626.52 feet to a railroad spike found at the Southeast corner of said 107.7765 acre tract;
- 2) North 87° 35' 37" West a distance of 1056.25 feet to a 5/8 inch diameter iron pin found;
- 3) North 87° 35' 37" West a distance of 160.00 feet to a 5/8 inch diameter at the Southwest corner of a 1.0 acre tract conveyed to Stephen E Buckley, Gregory O Buckley and Kenneth A Buckley by Official Record 198 page 2626 and a corner to said 107.7765 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Drury Road, **North 87° 30' 18" West** a distance of **431.35 feet** to a mag nail found at the Southeast corner of a 3.0035 acre tract conveyed to Stephen E and Janet K Buckley, Joint Lives by Official Record 142 page 490;

Thence, around said 3.0035 acre tract with the following two courses:

- 1) **North 02° 28' 07" East**, passing a 1/2 inch diameter rebar found at 29.70 feet, a total distance of **231.65 feet** to an iron pin and cap set;
- 2) **North 87° 32' 49" West** a distance of **564.80 feet** to a 1/2 inch diameter rebar and orange plastic cap stamped "RI Baker" found in the East line of a 194.02 acre tract conveyed to Alinwood Farms Inc Ag Consultants Inc by Deed Book 250 page 362;

Thence, with the East line of said 194.02 acre tract, **North 02° 28' 00" East** a distance of **1576.79 feet** to an iron pin and cap set;

Thence, across said 107.7765 acre tract with the following two new courses:

- 1) **South 86° 33' 08" East** a distance of **885.42 feet** to an iron pin and cap set;
- 2) **South 05° 54' 40" East** a distance of **1537.48 feet** to an iron pin and cap set at the Northeast corner of said Buckley's 1.0 acre tract

Thence, around said 1.0 acre tract with the following two courses:

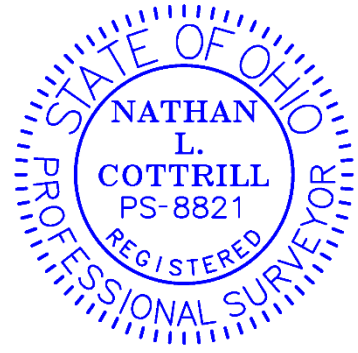
- 1) **North 87° 35' 37" West** a distance of **160.00 feet** to a 1/2 inch diameter rebar found;
- 2) South 07° 17' 55" East, passing an iron pin and cap set at 224.63 feet, a total distance of 276.12 feet returning to the **True Point of Beginning**, containing **38.0529 Acres** more or less.

Bearings are based on a GPS observation on March 26, 2024
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 March 28, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240219-38.0529)

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76.1059 Acre Tract *Surveyed for Buckley*

The following described 76.1059 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 6051, VMS 7291, and VMS 12730, being part of a 107.7765 acre tract (Parcel 14-00034.000, 111.78 original acres) conveyed to Stephen E Buckley, Gregory O Buckley and Kenneth A Buckley by Official Record 198 page 2628, and being more particularly described as follows:

Commencing at a 3/4 inch diameter iron pipe found at an angle point in the centerline of Drury Road (County Road 23, 50 feet right-of-way), said iron pipe bears South 84° 19' 10" West a distance of 4811.5± feet from the centerline intersection of Drury Road with State Route 38;

Thence, with the centerline of Drury Road, North 87° 21' 34" West a distance of 626.52 feet to a railroad spike found at the Southwest corner of a 54.8239 acre tract conveyed to Jerry L and Debra S Ball by Deed Book 254 page 26 and the Southeast corner of said 107.7765 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Drury Road, **North 87° 35' 37" West** a distance of **1056.25 feet** to a 5/8 inch diameter iron pin found at the Southeast corner of a 1.0 acre tract conveyed to Stephen E Buckley, Gregory O Buckley and Kenneth A Buckley by Official Record 198 page 2626;

Thence, with the East line of said 1.0 acre tract, **North 07° 17' 55" West**, passing iron pin and cap set at 31.97 feet, a total distance of **276.12 feet** to an iron pin and cap set at the Northeast corner of said 1.0 acre tract;

Thence, across said 107.7765 acre tract with the following two new courses:

- 1) **North 05° 54' 40" West** a distance of **1537.48 feet** to an iron pin and cap set;
- 2) **North 86° 33' 08" West** a distance of **885.42 feet** to an iron pin and cap set in the East line of a 194.02 acre tract conveyed to Alinwood Farms Inc Ag Consultants Inc by Deed Book 250 page 362;

Thence, with said 194.02 acre tract with the following two courses:

- 1) **North 02° 28' 00" East** a distance of **611.15 feet** to a double angle iron fence post found;
- 2) **South 88° 32' 52" East**, passing the Southwest corner of a 296.58 original acre tract conveyed to Williams David Watson Life Estate by Deed Book 236 page 266 at 296.65 feet, continuing with the South line of said 296.58 acre tract, a total distance of **2011.45 feet** to a double angle iron fence post found rusted off at grade level in the West line of a 299.2 acre tract conveyed to Williams David Watson Life Estate by Deed Book 236 page 266;

Thence, with the West line of said 299.2 acre tract, **South 02° 07' 08" East** a distance of **568.94 feet** to a 3/4 inch diameter iron pipe found at the Northwest corner of said Ball's 54.8239 acre tract and in the line between VMS 7291 and VMS 12730;

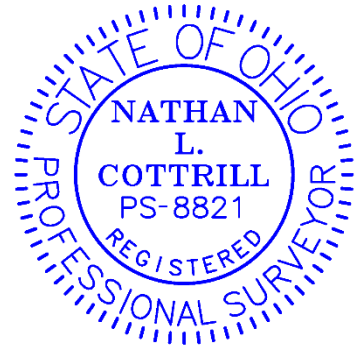
Thence, with the West line of said 54.8239 acre tract, **South 02° 15' 08" East**, passing iron pin and cap set at 1868.23 feet, a total distance of **1893.31 feet** returning to the **True Point of Beginning**, containing **76.1059 Acres** more or less.

Bearings are based on a GPS observation on March 26, 2024
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 March 28, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240219-76.1059)