

VMS 6050

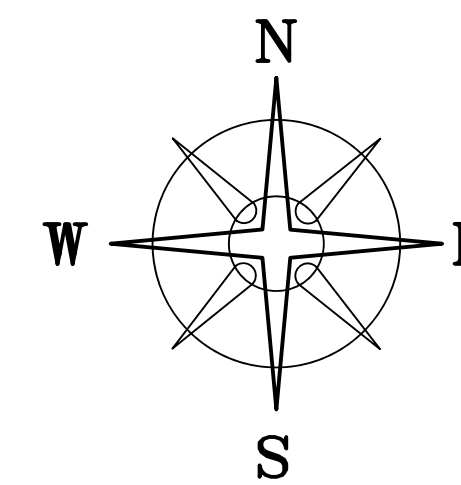
STATE ROUTE 323 (60' R/W)

VMS 6050

VMS 7263

VMS 7263

N=632918.70'
E=1691440.53'



BEARINGS BASED ON THE \hat{C} OF BROAD STREET (S 89°50'E)
AS SHOWN ON SLIDE #96 & #97 COUNTS ADD.



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

Nathan Cottrill DATE: 09/08/23

DEED REFERENCE

LINSON FARM LTD
OR 348 PG 549

(A) PARCEL No. 21-00309.002
17.5246 ACRES

MARK J PITSTICK, TOD
OR 381 PG 1083

(B) PARCEL No. 21-00309.001
20.863 ACRES

MONUMENT 02-008

LEGEND

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

- ☐ MONUMENT BOX (FOUND)
- 5/8" ϕ IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- △ COUNTY MONUMENT 02-008 (FOUND)

POB
N=631840.18'
E=1691155.38'

N 39°18'29" E
70.61'

1.6657± ACRES (A)

1.6649± ACRES (B)

MARK J PITSTICK, TOD
OR 381 P 1083
89.431 ACRES
21-00308.002

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

**1.6657± & 1.6649± ACRES,
VMS 7263, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LINSON FARMS**

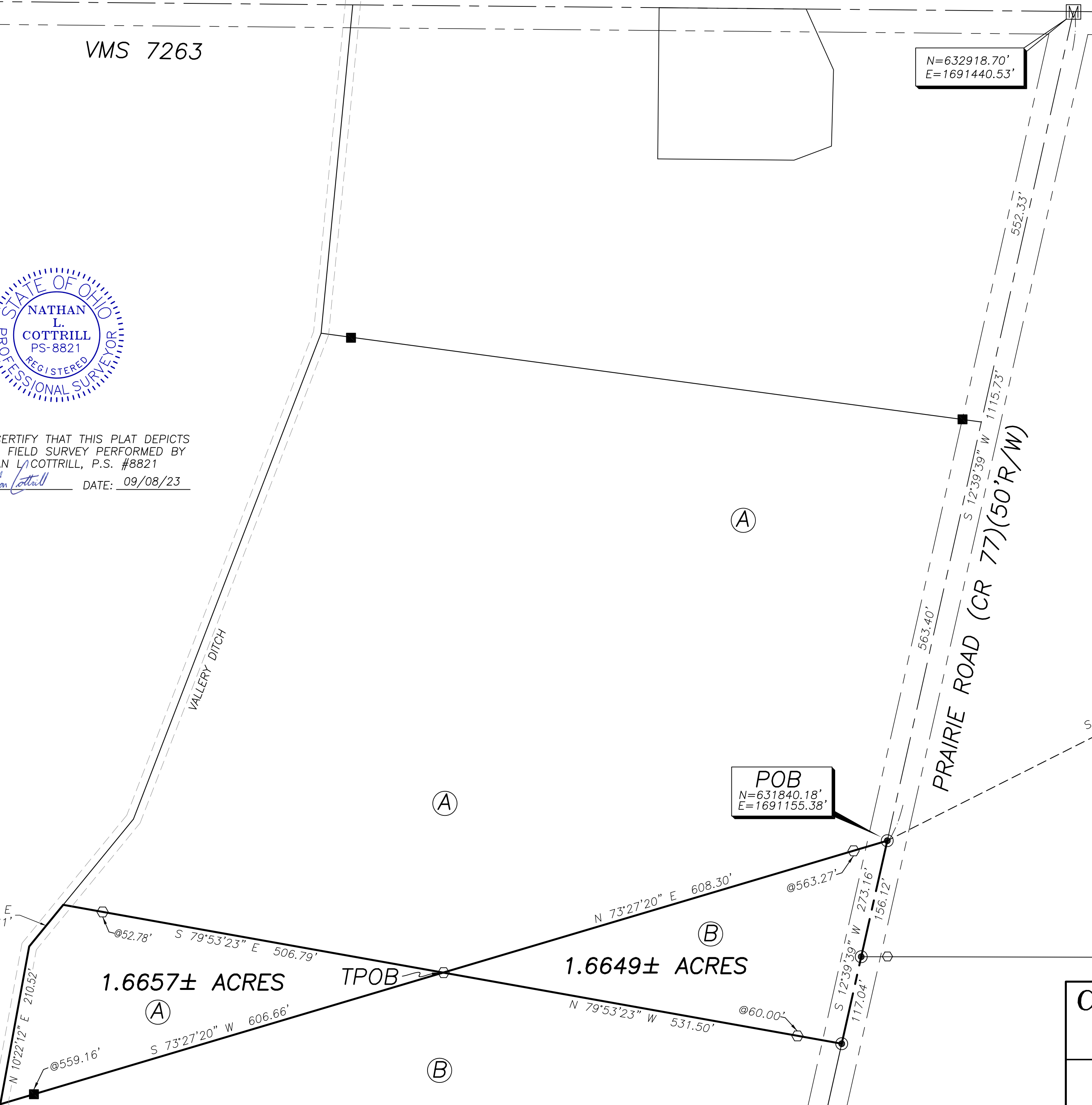
SCALE : 1" = 100'
100' 50' 0 100'

JOB No. S230814 CREW: MW
SURVEYED 08/2023 DWN BY: JRC
DRAWN 08/2023 CHECK: NC

VALLERY DITCH

PRAIRIE ROAD (CR 77)(50'R/W)

VALLERY DITCH



COTTRILL SURVEYING, INC

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

1.6649 Acre Tract *Surveyed for Linson Farms*

The following described 1.6649 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7263, being part of a 20.863 acre tract (Parcel 21-00309.001) conveyed to Mark J Pitstick, TOD by Official Record 381 page 1083, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Prairie Road (County Road 77, 50 feet right-of-way) at the Southeast corner of a 17.5246 acre tract (Parcel 21-00309.002) conveyed to Linson Farms LTD by Official Record 348 page 549 and the Northeast corner of said 20.863 acre tract, said mag nail bears South 12° 39' 39" West a distance of 1115.73 feet from a monument box found at the centerline intersection of Prairie Road and State Route 323 (60 feet right-of-way);

Thence, continuing with the centerline of Prairie Road, **South 12° 39' 39" West** a distance of **273.16 feet** to a mag nail set;

Thence, with a new line across said 20.863 acre tract, **North 79° 53' 23" West**, passing an iron pin and cap set at 60.00 feet, a total distance of **531.50 feet** to an iron pin and cap set in the Southeast line of said 17.5246 acre tract;

Thence, with the Southeast line of said 17.5246 acre tract, **North 73° 27' 20" East**, passing an iron pin and cap set at 563.27 feet, a total distance of **608.30 feet** returning to the **Point of Beginning**, containing **1.6649 Acres** more or less;

Bearings based on the centerline of Broad Street (South 89° 50' East) as shown on Slide 96 and 97, Counts Addition.

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 30, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230814-1.6649)

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1.6657 Acre Tract *Surveyed for Linson Farms*

The following described 1.6657 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7263, being part of a 17.5246 acre tract (Parcel 21-00309.002) conveyed to Linson Farms LTD by Official Record 348 page 549, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Prairie Road (County Road 77, 50 feet right-of-way) at the Southeast corner of said 17.5246 acre tract and the Northeast corner of a 20.863 acre tract (Parcel 21-00309.001) conveyed to Mark J Pitstick, TOD by Official Record 381 page 1083, said mag nail bears South 12° 39' 39" West a distance of 1115.73 feet from a monument box found at the centerline intersection of Prairie Road and State Route 323 (60 feet right-of-way);

Thence, with the line between said 20.863 acre and 17.5246 acre tracts, South 73° 27' 20" West a distance of 608.30 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, with the North line of said 20.863 acre tract, **South 73° 27' 20" West**, passing a 5/8 inch diameter iron pin found at 559.16 feet, a total distance of **606.66 feet** to the centerline of Vallery Ditch and corner of an 89.431 acre tract conveyed to Mark J Pitstick, TOD by Official Record 381 page 1083;

Thence, with the centerline of said Vallery Ditch and said 89.431 acre tract with the following two courses:

- 1) **North 10° 22' 12" East** a distance of **210.52 feet** to a point;
- 2) **North 39° 18' 29" East** a distance of **70.61 feet** to a point;

Thence, with a new line across said 17.5246 acre tract, **South 79° 53' 23" East**, passing an iron pin and cap set at 52.78 feet, a total distance of **506.79 feet** returning to the **True Point of Beginning**, containing **1.6657 Acres** more or less.

Bearings based on the centerline of Broad Street (South 89° 50' East) as shown on Slide 96 and 97, Counts Addition.

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 30, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230814-1.6657)