



INTERSTATE 71

N=623500.79'
E=1713005.17'

VIRGIL D & JANICE M ISAACS,
OR 211 P 962
184.999 ACRES

DAVID W & KAREN S JOHNSON
DB 279 P 691
5.000 AC.

POB

6.0437± ACRES
4.00 ACRES/TILLABLE/JULY 2014

VMS 5218
VMS 5219

LEGEND

- IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

GREEN AGRI-CAPITAL LLC
O.R. 282 PAGE 1296
100 ACRES

GREEN AGRI-CAPITAL LLC
6.01 ACRES
O.R. 282 PAGE 1296
(EXCEPTION)

DEED REFERENCE
DENNIS JOHN MOSCOE
O.R. 180 PAGE 1505
69.892 ACRES
77 ACRES & 26 POLES (ORIGINAL)
21-00357.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 7/18/14

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

6.0437± ACRES, VMS 5219,
RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DENNIS MOSCOE

DATE DRAWN: 7/18/14	SCALE : 1"= 100' 100' 50' 0 100'	CREW: MW
JOB # S140704		DWN. BY: MW, RC
		CK. BY: RC

DANVILLE ROAD (50' R/W) (CR 8)

VMS 6391

VMS 5218

VMS 6049
VMS 6391

VMS 6391
VMS 5219

TO IP FOUND IN THE
MADISON/PANETTE COUNTY LINE

PASS @50.00'

PASS @25.01'

S 01°33'36" W 275.33'
S 01°33'36" E 400.10'

S 20°30'20" E 242.4'

S 86°20'13" E 681.99'

N 86°19'37" W 634.68'

S 08°19'37" W 401.27'

69.00'

70.00'

L/A-R/W

L/A-R/W

L/A-R/W

L/A-R/W

L/A-R/W

L/A-R/W

L/A-R/W

L/A-R/W

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L/A-R/W

L/A-R/W

L/A-R/W

L/A-R/W

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

6.0437 Acre Tract *Surveyed for Dennis Moscoe*

The following describe 6.0437 acre tract is situated in the state of Ohio, Madison County, Range Township, VMS 5219, and being part 69.892 acre tract (21-00357.000) conveyed to Dennis John Moscoe by Official Record 180 page 1505, and being more particularly described as follows:

Beginning at a railroad spike found at an angle point in the centerline of Danville Road (County Road 8) (50 feet right-of-way), said spike is at the Northwest corner of said 69.892 acre tract and the Southwest corner of a 5.000 acre tract conveyed to David W and Karen S Johnson by Deed Book 279 page 691, also corner to VMS 5218, 5219, and 6391, said spike bears South 20° 30' 20" East a distance of 2424 feet from the intersection of the centerline of said Danville Road with the South L/A-R/W line of Interstate 71;

Thence, with the South line of said 5.000 acre tract in the line between VMS 5218 and 5219, **South 86° 20' 13" East**, passing an iron pin and cap set at 50.00 feet, a total distance of **681.99 feet** to an iron pin and cap previously set at the Southeast corner of said 5.000 acre tract and corner to a 184.999 acre tract conveyed to Virgil D and Janice M Isaacs by Official Record 211 page 962;

Thence, across said 69.892 acre tract the following two new courses:

- 1) **South 08° 19' 37" West** a distance of **401.27 feet** to an iron pin and cap set
- 2) **North 86° 19' 37" West**, passing an iron pin and cap set at 25.01 feet, a total distance of **634.68 feet** to a mag nail set in the centerline of said Danville road;

Thence, with the centerline of said Danville Road, **North 01° 33' 36" East** a distance of **400.10 feet** returning to the point of beginning containing **6.0437 Acres** more or less.

Bearings are based on a GPS observation on July 11, 2014, WGS 1984 Geodetic North.

This deed is 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed July 18, 2014 by James R. Cottrill registration #6858. (Job #S140704-6-0437AC)

James R. Cottrill, PS