

NOT TO SCALE

B & T FARMS INC
OR 102 P 2655
264.9507 ACRES

N=652486.819'
E=1672672.956'

MAG (SET) OVER
IRON PIN (FOUND)

PREMIERE FARM PROPERTIES LLC
OR 255 P 287
495.38 ACRES

OVERHEAD POWERLINES

DEED REFERENCE
BRUCE A DAVISON, TRUSTEE
OR 388 PG 1949
Ⓐ 164.9095 ACRES
PARCEL No.14-00074.000
PLAT 18-81

164.9302± ACRES

LEGEND

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 8"X8" STONE (FOUND)
- △ COUNTY MONUMENT FOUND
- ⊕ DOUBLE ANGLE IRON FENCE POST (FOUND)
- RAILROAD SPIKE (SET)
- ◇ 1/2" IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

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

PAINT TOWNSHIP
STOKES TOWNSHIP

JAMES CARSON & MONICA M
MITCHELL, JT LIVES
OR 339 P 1310
152.03 ACRES

N 03°40'27" E
229.61'

V.M.S. 8342
V.M.S. 9216

3/4" IRON PIPE BEARS
N 59°00'17" E
0.63'

JAMES CARSON & MONICA M
MITCHELL, JT LIVES
OR 339 P 1310
76 ACRES

V.M.S. 5982

PAINT TOWNSHIP
STOKES TOWNSHIP

V.M.S. 8342
Ⓐ

V.M.S. 5982
Ⓐ

V.M.S. 5982

V.M.S. 5982

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NOT TO SCALE

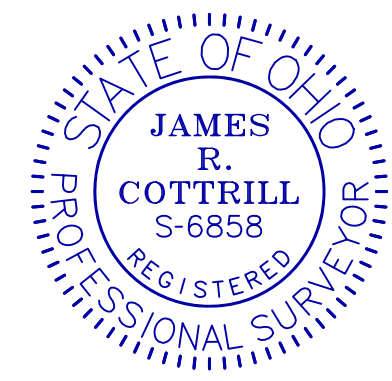
@26.86'

V.M.S. 5982
V.M.S. 10095

PANCAKE - SELSOR ROAD (TR-90) (50' R/W)
V.M.S. 8342
V.M.S. 10432

PAINT TOWNSHIP
STOKES TOWNSHIP

V.M.S. 10432
V.M.S. 10095



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 12/10/21

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

164.9302± ACRES,
VMS 8342, PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BRUCE DAVISON

SCALE : 1" = 300'	JOB No. S211026	CREW: MW
300' 150' 0 300'	SURVEYED 12/7/21	DWN BY: MW
	DRAWN 12/8/21	CHECK: RC

COTTRILL SURVEYING, INC

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

164.9302 Acre Tract Surveyed for Davison

The following described 164.9302 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 8342, being all of a 164.9095 acre tract (Parcel 14-00074.000) conveyed to Bruce A Davison, Trustee by Official Record 388 page 1949, and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the centerline of Pancake-Selsor Road (Township Road 90, 50 feet right-of-way) with the line between Paint Township and Stokes Township, the South line of VMS 8342 and at the North corner common to VMS 5982 and 10095, being the Northeast corner of a 76 acre tract conveyed to James Carson and Monica M Mitchell, Joint Lives by Official Record 339 Page 1310, and the Southeast corner of said 164.9095 acre tract; Thence, with the North line of said 76 acre tract, said Township Line and with the South line of VMS 8342, **North 84° 57' 23" West**, passing a double angle iron fence post found at 26.86 feet, a total distance of **2597.25 feet** to an 8-inch by 8-inch stone found in the East line of a 152.03 acre tract conveyed to James Carson and Monica M Mitchell, Joint Lives by Official Record 339 page 1310, from said stone a 3/4 inch diameter iron pipe found bears North 59° 00' 17" East a distance of 0.63 feet;

Thence, with the East line of said 152.03 acre tract, said Township line and the West line of VMS 8342, **North 03° 40' 27" East** a distance of **229.61 feet** to an 8-inch by 8-inch stone found at the Southeast corner to of a 495.38 acre tract conveyed to Premiere Farm Properties LLC by Official Record 255 page 287 and corner to said Township;

Thence, with the East line of said 495.38 acre tract and West line of VMS 8342, **North 04° 34' 14" East** a distance of **2313.61 feet** to an iron pin and cap set at the Southwest corner of a 264.9507 acre tract conveyed to B & T Farms Inc by Official Record 102 page 2655;

Thence, with the South line of said 264.9507 acre tract with the following two courses:

- 1) **South 85° 38' 08" East** a distance of **12.40 feet** to a double angle iron fence post found;
- 2) **South 83° 52' 19" East**, passing an iron pin and cap set at 2877.51 feet, a total distance of **2897.30 feet** to a mag nail set over an iron pin found in the centerline of Pancake-Selsor Road and in the line between VMS 8342 and 10432;

Thence, with the centerline of Pancake-Selsor Road and with said VMS line with the following two courses:

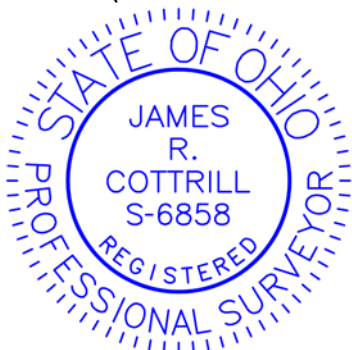
- 1) **South 04° 21' 11" West** a distance of **1573.98 feet** to a 1/2 inch diameter iron pin found;
- 2) leaving said VMS line, **South 23° 33' 43" West** a distance of **964.45 feet** returning to the **Point of Beginning**, containing **164.9302 Acres** more or less.

Bearings are based on a GPS observation on July 16, 2021, 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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed December 7, 2021 by James R. Cottrill, PS registration #6858. (Job #S211026-164.9302)




James R. Cottrill, PS #6858