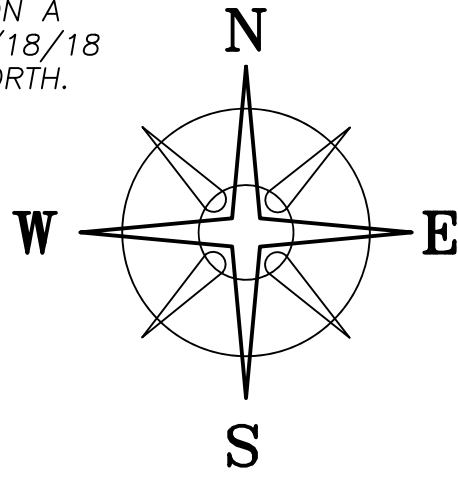


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 01/18/18  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**

**JACK L BRADFORD  
OR 246 PG 1721**

- PARCEL No. 21-00037.000
- (A) 2.09 ACRES
- PARCEL TWO, TRACT TWO
- (B) 26.58 ACRES
- PARCEL TWO, TRACT THREE
- (C) 51.38 ACRES
- 59.38 ORIGINAL ACRES
- PARCEL TWO, TRACT FOUR
- (D) 8 ACRES

SIDNEY L & VIRGINIA A  
EDWARDS, JT LIVES  
OR 202 PG 1333  
20.8 ACRES  
21-00107.000

YNOT FARMS LLC  
OR 318 PG 2236  
65.027 ACRES  
21-00102.001

SUZANNE E & PETER M  
PREVITE, CO TRUSTEES  
OR 400 PG 1614  
149.2333 ACRES  
21-00097.000

SIDNEY L & VIRGINIA A  
EDWARDS, JT LIVES  
OR 202 PG 1333  
63.78 ACRES  
21-00108.000

(B)  
26.5172± ACRES

149.2333 ACRES  
S 82°21'22" W 12.63'  
NTS

GARY SEABURN  
OR 285 PG 586  
18.0113 ACRES  
21-00224.002

VMS 5460

S 87°21'09" E 1858.45'

VMS 5901  
VMS 6058

N 11°49'41" W 191.88'  
N 85°52'23" W 117.91'  
(14"X14")

VMS 5901  
VMS 6058

IP BEARS  
S 81°10'32" W 4.22'

IP BEARS  
S 07°15'32" W 1.43'

YNOT FARMS LLC  
OR 318 PG 2236  
65.027 ACRES  
21-00102.001

87.9283± ACRES

(C)  
51.4578± ACRES

**LEGEND**

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

- ▲ 5"X5" RECORDED STONE (FOUND)
- CONCRETE FENCE POST (FOUND)
- ⊛ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊖ 1/2" Ø IRON PIN (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ R/W MONUMENT (FOUND)
- ⊙ MAG NAIL (SET)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

GARY SEABURN  
OR 285 PG 586  
9.0027 ACRES  
21-00224.000

VMS 5460  
VMS 6058

(D)  
7.8781± ACRES

(A)  
2.0752± ACRES

ROBERT J SAVAGE TRUSTEE  
OR 430 PG 909  
TRACT THREE: 65.50 ACRE  
21-00239.000

ROBERT J SAVAGE TRUSTEE  
OR 430 P 909  
TRACT THREE: 65.50 ACRE  
21-00239.000

RANGE TOWNSHIP  
MADISON COUNTY  
FAYETTE COUNTY  
PAINT TOWNSHIP

RANGE TOWNSHIP  
MADISON COUNTY  
FAYETTE COUNTY  
PAINT TOWNSHIP

**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

**87.9283± ACRES**  
**VMS 5460, 6058 & 5901, RANGE TWP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR BRADFORD**

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

JOB No. S250416 CREW: MW  
SURVEYED 06/2025 DWN BY: JRC  
DRAWN 06/2025 CHECK: NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
DATE: 06/10/2025

STATE ROUTE  
(60' R/W)  
38

POB  
N 622910.94  
E 1698151.18

(DAMAGED)

VMS 5460  
VMS 6058

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **87.9283 Acre Tract** *Surveyed for Bradford*

The following described 87.9283 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5460, 6058 and 5901, being all of a 2.09 acre tract (Parcel Two, Tract One), all of a 26.58 acre tract (Parcel Two, Tract Two), all of a 51.38 acre tract (Parcel Two, Tract Three) and all of an 8 acre tract (Parcel Two, Tract Four) (all tracts being Parcel 21-00037.000) as conveyed to Jack L Bradford by Official Record 246 page 1721, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 38 (60 feet right-of-way) at the northwest corner of a 65.50 acre tract conveyed to Robert J Savage Trustee by Official Record 430 page 909 and the southwest corner of said 2.09 acre tract, said mag nail bears North 10° 56' 25" West a distance of 201.74 feet from the intersection of State Route 38 with the Madison/Fayette County line as referenced by a damage concrete right-of-way monument bearing South 78° 46' 43" West a distance of 30.08 feet;

Thence, with the centerline of State Route 38, **North 10° 56' 25" West** a distance of **20.00 feet** to an iron pin found at the southwest corner of a 9.0027 acre tract conveyed to Gary Seaburn by Official Record 285 page 586;

Thence, around said 9.0027 acre tract with the following two courses:

- 1) **North 78° 36' 51" East**, passing a 5/8-inch diameter iron pin found at 31.02 feet, a total distance of **510.81 feet** to a 5/8-inch diameter iron pin found;
- 2) **North 10° 48' 25" West**, passing a corner to said 8 acre tract at 363.55 feet, a total distance of **775.20 feet** to a 5/8-inch diameter iron pin found at the southeast corner of an 18.0113 acre tract conveyed to Gary Seaburn by Official Record 285 page 586;

Thence, with the east line of said 18.0113 acre tract, **North 10° 52' 36" West** a distance of **206.15 feet** to a 5/8-inch diameter iron pin found at the southwest corner of a 149.2333 acre tract conveyed to Suzanne E and Peter M Previte, Co-Trustees by Official Record 400 page 1614;

Thence, with the south line of said 149.2333 acre tract with the following two courses:

- 1) **North 79° 08' 28" East** a distance of **429.31 feet** to a 5-inch square stone found at the northwest corner of said 51.38 acre tract, a 5/8-inch diameter iron pin found bears South 82° 21' 22" West a distance of 12.63 feet from said stone;
- 2) **South 87° 21' 09" East**, passing a 14-inch by 18-inch concrete fence post found at the southwest corner of a 63.78 acre tract conveyed to Sidney L and Virginia A Edwards, Joint Lives by Official Record 202 page 1333 at 69.73 feet, continuing with the south line of said 63.78 acre tract, a total distance of **1858.45 feet** to an iron pin and cap set in the west line of said 26.58 acre tract;

Thence, with the east line of said 63.78 acre tract, **North 11° 49' 41" West** a distance of **934.54 feet** to an iron pin and cap set at the southwest corner of a 20.8 acre tract conveyed to Sidney L and Virginia A Edwards, Joint Lives by Official Record 202 page 1333;

Thence, with the south line of said 20.8 acre tract, **North 79° 06' 55" East** a distance of **923.87 feet** to a double angle iron fence post found in the west line of a 65.027 acre tract conveyed to YNOT Farms LLC by Official Record 318 page 2236;

Thence, with said 65.027 acre tract with the following three courses:

- 1) **South 11° 48' 15" East** a distance of **1375.14 feet** to a double angle iron fence post found in the line between VMS 5901 and VMS 6058;

- 2) With said VMS line, **North 85° 52' 23" West** a distance of **842.25 feet** to a 14-inch square concrete fence post found at a corner to said 51.38 acre tract;
- 3) Leaving said VMS line, **South 16° 58' 24" East** a distance of **700.60 feet** to a 14-inch square concrete fence post found at the northeast corner of said Savage's 65.50 acre tract;

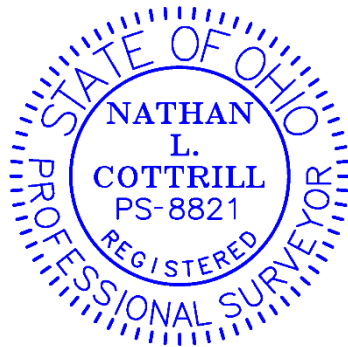
Thence, with said 65.50 acre tract with the following four courses:

- 1) **South 74° 57' 06" West** a distance of **1858.67 feet** to a 14-inch square concrete fence post found;
- 2) **North 03° 12' 57" East** a distance of **292.67 feet** to an iron pin and cap set;
- 3) **North 58° 35' 24" West** a distance of **308.34 feet** to an iron pin and cap set at the south corner of said 8 acre tract and the southeast corner of said 2.09 acre tract;
- 4) With the south line of said 2.09 acre tract, **South 78° 36' 51" West**, passing an iron pin and cap set at 893.87 feet, a total distance of **928.87 feet** returning to the **Point of Beginning**, containing **87.9283 Acres** more or less, of which 2.0752 acres more or less is all of said 2.09 acre tract, 26.5172 acres more or less is all of said 26.58 acre tract, 51.4578 acres more or less is all of said 51.38 acre tract and 7.8781 acres more or less is all of said 8 acre tract.

Bearings are based on a GPS observation on January 18, 2018, 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 June of 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250416-87.9283)



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

Nathan L. Cottrill, PS #8821