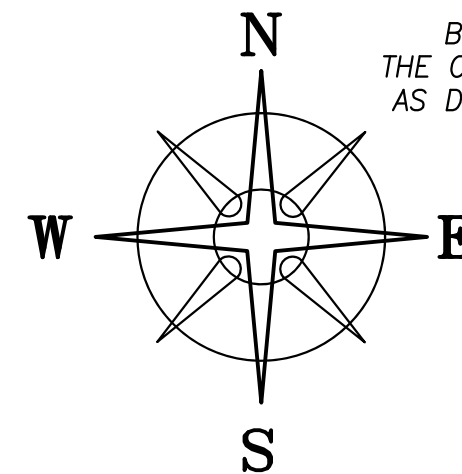




BEARINGS ARE BASED ON A
THE CENTERLINE OF STATE ROUTE 38
AS DESCRIBED IN OR 307 PG 2131
(N 04°15'00" E)

TOM FARMS INC
100.00 ACRES
DB 268 PG 770
05-00066.001

TOM FARMS INC
1.000 ACRES
DB 278 PG 889
05-00066.000

POB
N=699136.43'
E=1701147.84'

DEED REFERENCE
STATE OF OHIO MADISON
CORRECTIONAL PRISON
DB 134 PG 347
PARCEL No. 05-00542.000
① 579.44 ORG ACRES

LEGEND

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

- MAG NAIL (SET)
- ▲ 5"Ø STEEL POST IN CONC. (FOUND)
- △ MAD CO MONUMENT 02-004 (FOUND)
- 14" SQUARE CONC MONUMENT (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- 1/2" Ø IRON PIPE (FOUND)

SOMMERFORD TWP

PARCEL No. 24-01640.000

①

①

10.8003± ACRES

①

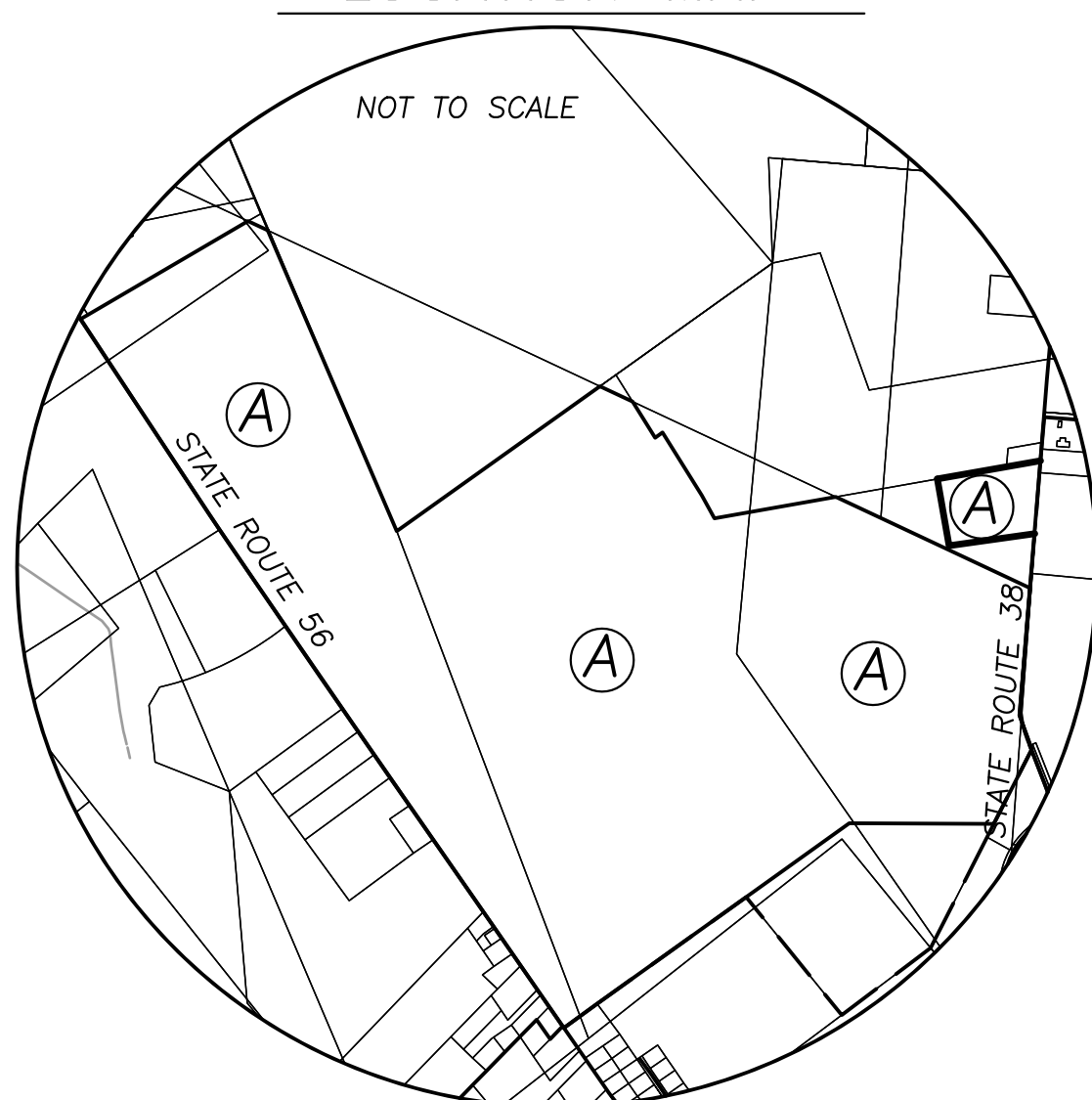
VMS 6246
DEER CREEK TOWNSHIP
STATE ROUTE 38 (60'R/W)

CITY OF LONDON
VMS 6169

N 15°36'05" W
5646.35'

LOCATION MAP

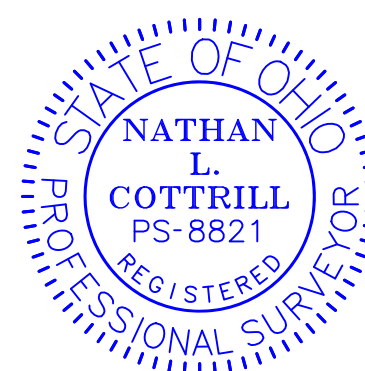
NOT TO SCALE



PARCEL No. 30-00199.000

①

①



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

DATE: 10/29/24

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

10.8003± ACRES,
VMS 6246, DEER CREEK TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MADISON COUNTY COMMISSIONERS

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

JOB No. S241013 : CREW: MW
SURVEYED 10/25/24 : DWN BY: NC
DRAWN 10/28/24 : CHECK: RC

COTTRILL SURVEYING, INC

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

10.8003 Acre Tract *Surveyed for Madison County*

The following described 10.8003 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, VMS 6246, being part of a 579.44 original acre tract (Deer Creek Township Parcel 05-00542.000) as conveyed to the State of Ohio Madison Correctional Prison by Deed Book 134 page 347, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 38, in the line between VMS 6246 and VMS 6169, in the line between Deer Creek Township and the City of London, being the Southeast corner of a 1.000 acre tract conveyed to Tom Farms Inc by Deed Book 278 page 889 and a corner to said 579.44 original acre tract, said mag nail bears North 15° 36' 05" West a distance of 5646.35 feet from Madison County Monument 02-004, said mag nail bears North 04° 15' 00" East a distance of 1079.10 feet from the intersection of the centerline of State Route 38 with the line between Deer Creek Township and Union Township;

Thence, with the centerline of State Route 38, said VMS line and said Corp. line, **South 04° 15' 00" West** a distance of **616.00 feet** to a mag nail set;

Thence, across said 579.44 original acre tract with the following two new courses:

- 1) **South 81° 53' 47" West**, passing an iron pin and cap set at 35.00 feet, a total distance of **728.66 feet** to an iron pin and cap set;
- 2) **North 10° 12' 38" West** a distance of **569.69 feet** to an iron pin and cap set in the South line of a 100 original acre tract conveyed to Tom Farms Inc by Deed Book 268 page 770;

Thence, with the South line of said 100 original acre tract, **North 79° 47' 22" East**, passing a 1/2 inch diameter iron pipe found at the Southwest corner of said Tom Farms Inc's 1.000 acre tract at 591.70 feet, passing a 5 inch diameter steel post in concrete found at 849.53 feet, a total distance of **881.99 feet** returning to the **Point of Beginning**, containing **10.8003 Acres** more or less.

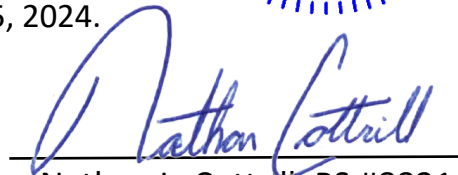
Bearings are based on the centerline of State Route 38 (North 04° 15' 00" East) as described in Official Record 307 page 2131.

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 October 25, 2024.




Nathan L. Cottrill, PS #8821
(Job #S241013-10.8003)