N=654015.40'
E=1683681.76'

VMS 13112
LINSON ROAD (CR 17, 45' R/W)
VMS 7260

POB
N=653907.71'
E=1685293.20'

S 87°30'49" E 1198.03'

N 87°08'15" W 9370.09'

N 38°08'50" E
49.33'

@22.66'

TYLER W & JENNIFER K
ANDERSON
OR 334 PG 1615
3.865 ACRES
14-00206.001

N 04°15'32" E
408.89'
@387.22'

406.97'
S 87°34'41" E

MAG NAIL SET IN
CONCRETE AT
DOUBLE ANGLE IRON
FENCE POST CUT
OFF AT GROUND

LINSON FARMS, LTD
OR 181 PG 2513
44.124 AC
PARCEL NO. 14-00039.000

STATE ROUTE 38 (60' R/W)
N 03°21'16" E

JOHN D BINNS
OR 216 PG 457
19 ACRES TRACT 1
PARCEL NO. 14-00205.000

969.91'

1420.22'

DEED REFERENCE

JOHN D BINNS
OR 216 PG 457
117.9355 AC
(A) PARCEL NO. 14-00206.000
TRACT 2
121.80 ORIGINAL ACRES

N
W E
S

BEARINGS ARE BASED ON THE
CENTERLINE OF STATE ROUTE 38
AS DESCRIBED IN OR 433 PG 2386
N 03°21'16" E

N 02°45'40" E 2065.44'

HELENA ANN KEEHNER
OR 283 PG 1412
76.69 ACRES
PARCEL NO. 14-00159.000

1095.53'

S 02°38'51" W 3323.04'

GEORGE AGRICULTURAL LLC
OR 392 PG 1599
334.2200 ACRES
PARCEL NO. 14-00037.000

118.2450± ACRES
(A)

VMS 7260
VMS 9366

(A)

N 87°34'05" W
50.49'

1902.82'

VMS 6773

VMS 9366
VMS 9320

DAVID J & MARILYN J HUGHES
OR 288 PG 167
18.82 ACRES
PARCEL NO. 14-00145.000

414.29'

N 02°28'29" E 828.86'

GEORGE AGRICULTURAL LLC
OR 392 PG 1599
334.2200 ACRES
PARCEL NO. 14-00037.000

VMS 9320
VMS 9032

414.57'

(A)

WATERS FAMILY, LLC
OR 128 PG 1145
55.68 ACRES
PARCEL NO. 14-00155.000

N 86°52'52" W 466.76'

N 86°45'34" W 1100.92'

VMS 6773
VMS 9032

DEVON L THOMPSON
OR 337 PG 235
144.6313 AC (ORIGINAL)
PARCEL NO. 14-00247.000

GEORGE AGRICULTURAL LLC
OR 392 PG 1599
334.2200 ACRES
PARCEL NO. 14-00037.000

LEGEND

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

- MONUMENT BOX (FOUND)
- RECORDED STONE (FOUND)
- WOOD FENCE POST (FOUND)
- DOUBLE ANGLE IRON FENCE POST (FOUND)
- 1/2" ø IRON PIPE (FOUND)
- 1/2"ø RUSTED ELECTRIC CONDUIT (FOUND)
- 1/2"ø REBAR (FOUND)
- MADISON CO. MONUMENT 02-17 (FOUND)
- RAILROAD SPIKE (SET OVER IRON PIN FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

118.2450± ACRES,
VMS 7260, 9032, 9320 & 9366, PAINT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHN BINNS

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

JOB No.	S260532	CREW:	MW
SURVEYED	07/01/26	DWN BY:	RC
DRAWN	07/02/26	CHECK:	NC

STATE OF OHIO
NATHAN L. COTTRILL
PS-8821
REGISTERED PROFESSIONAL SURVEYOR

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

Nathan Cottrill DATE: _____

COTTRILL SURVEYING, INC

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

118.2450 Acre Tract

Surveyed for John Binns

The following described 118.2450 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 7260, VMS 9032, VMS 9320, and VMS 9366, being all of a 117.9355 acre tract (Parcel 14-00206.000) as conveyed to John D Binns by Official Record 216 page 457, and being more particularly described as follows:

Beginning at a railroad spike set over an iron pin found in the centerline of Linson Road (County Road 17, 45 feet right-of-way) and in the line between VMS 13112 and VMS 7260, being the northwest corner of a 44.124 acre tract conveyed to Linson Farms, LTD by Official Record 181 page 2513 and the northeast corner of said 117.93855 acre tract, said railroad spike bears North 87° 08' 15" West a distance of 9370.09 feet from a monument box found at the centerline intersection of Linson Road and State Route 38;

Thence, with the west line of said 44.124 acre tract, **South 02° 38' 51" West**, passing a double angle iron fence post found at 22.66 feet, passing an iron pin and cap previously set at a corner to a 334.2200 acre tract conveyed to George Agricultural LLC by Official Record 392 page 1599 at 1420.22 feet, a total distance of **3323.04 feet** to a double angle iron fence post found;

Thence, with the North line of said 334.2200 acre tract, **North 86° 45' 34" West** a distance of **1100.92 feet** to a double angle iron fence post found at the northeast corner of a 144.6313 original acre tract conveyed to Devon L Thompson by Official Record 337 page 235;

Thence, with the north line of said 144.6313 acre tract, **North 86° 52' 52" West** a distance of **466.76 feet** to an iron pin and cap previously set at a corner to a 55.68 acre tract conveyed to Waters Family LLC by Official Record 128 page 1145 and in the line between VMS 6773 and VMS 9032;

Thence, with the east line of said 55.68 acre tract and with said VMS line, **North 02° 28' 29" East**, passing a 1/2 inch diameter rusted electrical conduit found at the southeast corner of an 18.82 acre tract conveyed to David J and Marilyn J Hughes by Official Record 288 page 167 at 414.57 feet, a total distance of **828.86 feet** to a recorded stone found;

Thence, with the north line of said 18.82 acre tract, **North 87° 34' 05" West** a distance of **50.49 feet** to a double angle iron fence post found at the southeast corner of a 76.69 acre tract conveyed to Helena Ann Keehner by Official Record 283 page 1412;

Thence, with the east line of said 76.69 acre tract, **North 02° 45' 40" East**, passing a 1/2 inch diameter rusted electrical conduit found at the southeast corner of a 19 acre tract conveyed to John D Binns by Official Record 216 page 457 at 1095.53 feet, a total distance of **2065.44 feet** to a 1/2 inch diameter rebar found at the southwest corner of a 3.865 acre tract conveyed to Tyler W and Jennifer K Anderson by Official Record 334 page 1615;

Thence, around said 3.865 acre tract with the following two courses:

1) **South 87° 34’ 41” East** a distance of **406.97 feet** to a mag nail set in the concrete base of a double angle iron fence post found;
2) **North 04° 15’ 32” East**, passing a double angle iron fence post found at 387.22 feet, a total distance of **408.89 feet** to a mag nail set in the centerline of Linson Road and in the line between VMS 13112 and VMS 7260;

Thence, with the centerline of Linson Road and with said VMS line, **South 87° 30’ 49” East** a distance of **1198.03 feet** returning to the **Point of Beginning**, containing **118.2450 Acres** more or less.

Bearings are based on the centerline of State Route 38 (North 03° 21’ 16” East) as described in Official Record 433 page 2386.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped “Cottrill Surveying” unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on June 1, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260532-118.2450)

Nathan L. Cottrill, PS-8821