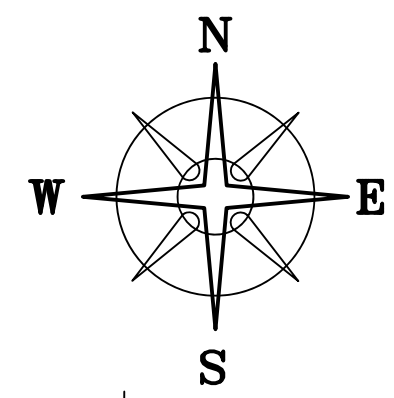


BEARINGS BASED ON THE C OF BROAD STREET (S 89°50'E)
AS SHOWN ON SLIDE #96 & #97 COUNTS ADD.



POB
N=632918.70'
E=1691440.53'

S 84°30'05" W 2382.33'
FROM MADISON CO. MON. 02-008

VMS 6050

S 89°13'12" E 653.40'

VMS 7263

HIGH ST.

FEDERAL STREET (66')

STATE ROUTE 323 (60' R/W)

DEED REFERENCE
JOHN R HINES, TOD
ERICA L HINES 1/2 &
BEVERLY ANN TRABUE 1/2
OR 11 PG 1110
Ⓐ 26.13 ACRES
PARCEL FOUR: TRACT ONE
PARCEL No. 21-00147.000 &
PARCEL No. 22-00128.000
Ⓑ 10.167 ACRES
PARCEL FOUR: TRACT THREE: 11.17 ORG ACRES
PARCEL No. 21-00146.000

Ⓐ 29.1170± ACRES

PRAIRIE ROAD (CR 77)(50'R/W)

NO FENCE
S 01°58'38" W 710.08'

SALLY A HAND &
RAYMOND H LYTL, TRUSTEES
OR 267 PG 2036
20 ACRES TOTAL

SALLY A HAND &
RAYMOND H LYTL, TRUSTEES
OR 267 PG 2036
20 ACRES TOTAL

SOUTH STREET

WEST STREET (49.5' WIDE)		8	1
		C. TIMMONS 2	
6	ADDITION	3	
5		4	
		SCHOOL 10.5' ALLEY	
64	57	56	49
63	58	55	50
		ADDITION	
62	59	54	51
		PB 1 P 93	
61	60	53	52

24.3409± ACRES
RANGE TOWNSHIP

4.7761± ACRES
VILLAGE OF MIDWAY (SEDALIA)

363.82' 0.5 ACRES
N 89°48'44" W 1079.08' 1.83 ACRES

8.28 ACRES

VILLAGE OF MIDWAY (SEDALIA)

DAVIS TRANSPORT INC
OR 342 PG 557
7.452 ACRES

TIMOTHY M & VICKI LEE
HENRY, JT LIVES
OR 152 PG 578
1.003 ACRES

MAXIO INC
DB 286 PG 862
39.474 ACRES TOTAL

28.864 ACRES

S 51°04'37" W 3643.76'
FROM MADISON CO. MON. 02-008

TPOB
N=630876.82'
E=1690900.22'

Ⓑ 10.0905± ACRES

MAXIO INC
DB 286 PG 862
94.75 ORIG. ACRES
PARCEL ONE

LEGEND

- ☐ MONUMENT BOX (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- RAIL ROAD SPIKE (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.

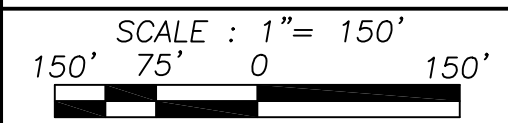


COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

10.0905± & 29.1170± ACRES, VMS 7263,
RANGE TOWNSHIP, VILLAGE OF MIDWAY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HINES.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 08/14/2020



SCALE : 1" = 150'	JOB No. S200712 MIDWAY	CREW: MW
	SURVEYED 08/2020	DWN BY: MW, RC
	DRAWN 08/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

10.0905 Acre Tract Surveyed for

The following described 10.0905 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7263, and being all that remains of a 10.167 acre tract (Parcel Four: Tract Three) (Parcel No. 21-00146.000) conveyed to John R Hines, TOD Erica L Hines ½ Int. And Beverly Ann Trabue ½ Int. By Official Record 11 page 1110, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 323 (60 feet right-of-way) with Prairie Road (County Road 77) (50 feet right-of-way);

Thence, with the centerline of said Prairie Road the following three courses:

- 1) South 12° 39' 39" West a distance of 1636.29 feet to a railroad spike found at the northwest corner of a 1.003 acre tract conveyed to Timothy M and Vickie Lee Henry, Joint Lives by Official Record 152 page 578
- 2) South 12° 42' 52" West a distance of 476.19 feet to a mag nail set at the northwest corner of a 94.75 original acre tract conveyed to Maxio, Inc. by Deed Book 286 page 862 and **The True Point of Beginning;**

Thence, with the centerline of said Prairie Rd., **North 12° 42' 52" East** a distance of **281.18 feet** to a railroad spike found at the southwest corner of said 1.003 acre tract;

Thence, with said 1.003 acre tract the following two courses:

- 1) **South 77° 17' 11" East**, passing a 1/2 inch diameter iron pipe found at 25.00 feet, also passing an iron pin and cap set at 180.00 feet, a total distance of **200.00 feet** to the southeast corner of said 1.003 acre tract;
- 2) **North 12° 42' 13" East**, passing an iron pin and cap set at 20.00 feet and a 1/2 inch diameter iron pipe found at 242.17 feet, a total distance of **242.42 feet** to the south line of a 7.452 acre tract conveyed to Davis Transport, Inc. by Official Record 342 page 557;

Thence, with the south line of said 7.452 acre tract, **North 89° 22' 28" East** a distance of **762.11 feet** to an iron pin and cap set in the west line of a 39.474 total acre tract conveyed to Maxio, Inc. by Deed Book 286 page 862;

Thence, with the west line of said 39.474 acre tract, **South 01° 13' 56" West** a distance of **488.02 feet** to an iron pin and cap set in the north line of said 94.75 original acre tract;

Thence, with the north line of said 94.75 acre tract, **North 89° 18' 28" West**, passing an iron pin and cap set at 1037.68 feet, a total distance of **1061.94 feet** returning to **The True Point of Beginning** containing **10.0905 Acres** or less.

Bearings are based on the centerline of Broad Street (South 89° 50' East) as shown on slide #96 and #97 of said Counts Addition.

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 6858."

This description is based on a field survey performed August 13, 2020 by James R. Cottrill, PS registration #6858. (Job #S200712-10-0905)



James R. Cottrill

James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

29.1170 Acre Tract Surveyed for

The following described 29.1170 acre tract is situated in the State of Ohio, Madison County, Range Township, Village of Midway (formally Sedalia), VMS 7263, and being all that remains of a 26.13 acre tract (Parcel Four: Tract One) (Parcel No. 21-00147.000 & 22-00128.000) conveyed to John R Hines, TOD Erica L Hines ½ Int. And Beverly Ann Trabue ½ Int. By official record 11 page 1110, and being more particularly described as follows:

Beginning at a monument box found at the centerline intersection of State Route 323 (60 feet right-of-way) with Prairie Road (County Road 77) (50 feet right-of-way), said monument box is also at the northwest corner of said 26.13 acre tract;

Thence, with the centerline of said State Route 323, **South 89° 13' 12" East** a distance of **653.40 feet** to a mag nail set at the northwest corner of a 20 acre tract conveyed to Sally A Hand and Raymond H Lytle, Trustees by Official Record 267 page 2036;

Thence, with said 20 acre tract the following two courses:

- 1) **South 01° 58' 38" West**, passing an iron pin and cap set at 41.66 feet, a total distance of **710.08 feet** to an iron pin and cap set
- 2) **South 89° 50' 00" East**, passing the line of the village of Midway at 355.69 feet, a total distance of **1070.94 feet** to an iron pin and cap set at the northwest corner of Counts Addition as recorded in Plat Book 1 page 93;

Thence, with the west line of said Counts Addition, **South 00° 22' 28" West** a distance of **291.00 feet** to an iron pin and cap set in the north line of a 39.474 acre tract conveyed to Maxio, Inc. by Deed Book 286 page 862;

Thence, with said 39.474 acre tract the following two courses:

- 1) **North 89° 48' 44" West**, passing the west line of the Village of Midway at 715.26 feet, a total distance of **1079.08 feet** to an iron pin and cap set
- 2) **South 01° 13' 16" West** a distance of **233.58 feet** to an iron pin and cap set at the northeast corner of a 7.452 acre tract conveyed to Davis Transportation, Inc. by Official Record 342 page 557;

Thence, with the north line of said 7.452 acre tract, **North 89° 53' 18" West**, passing an iron pin and cap set at 857.80 feet, a total distance of **892.58 feet** to a mag nail set in the centerline of said Prairie Road;

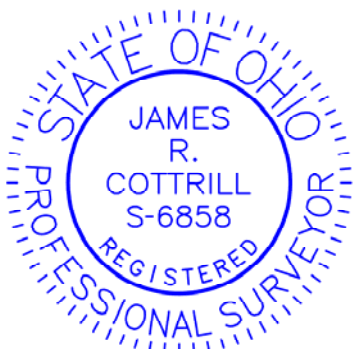
Thence, with the centerline of said Prairie Road, **North 12° 39' 39" East** a distance of **1271.84 feet** returning to the point of beginning containing **29.1170 Acres** more or less, of which 24.3409 acres more or less is in Range Township and 4.771 acres more or less is in the Village of Midway.

Bearings are based on the centerline of Broad Street (South 89° 50' East) as shown on slide #96 and #97 of said Counts Addition.

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 6858."

This description is based on a field survey performed August 13, 2020 by James R. Cottrill, PS registration #6858. (Job #S200712-29-1170)



James R. Cottrill

James R. Cottrill, PS #6858