

WATSON MARK ALAN & LYNDA  
DB 296 P 177  
104.444 ACRES

**DEED REFERENCE**

GARY N WATSON, SUCCESSOR TRUSTEE  
OR 103 P 2440

PARCEL No. 11-00340.000

- (C) 51.03 ACRES PARCEL THREE-FIRST TRACT
- (D) 51.03 ACRES PARCEL THREE-SECOND TRACT
- (E) 51.03 ACRES PARCEL THREE-THIRD TRACT
- (F) 0.75 ACRES PARCEL THREE-FOURTH TRACT

JEHOVAH WITNESS ASSEMBLY HALL

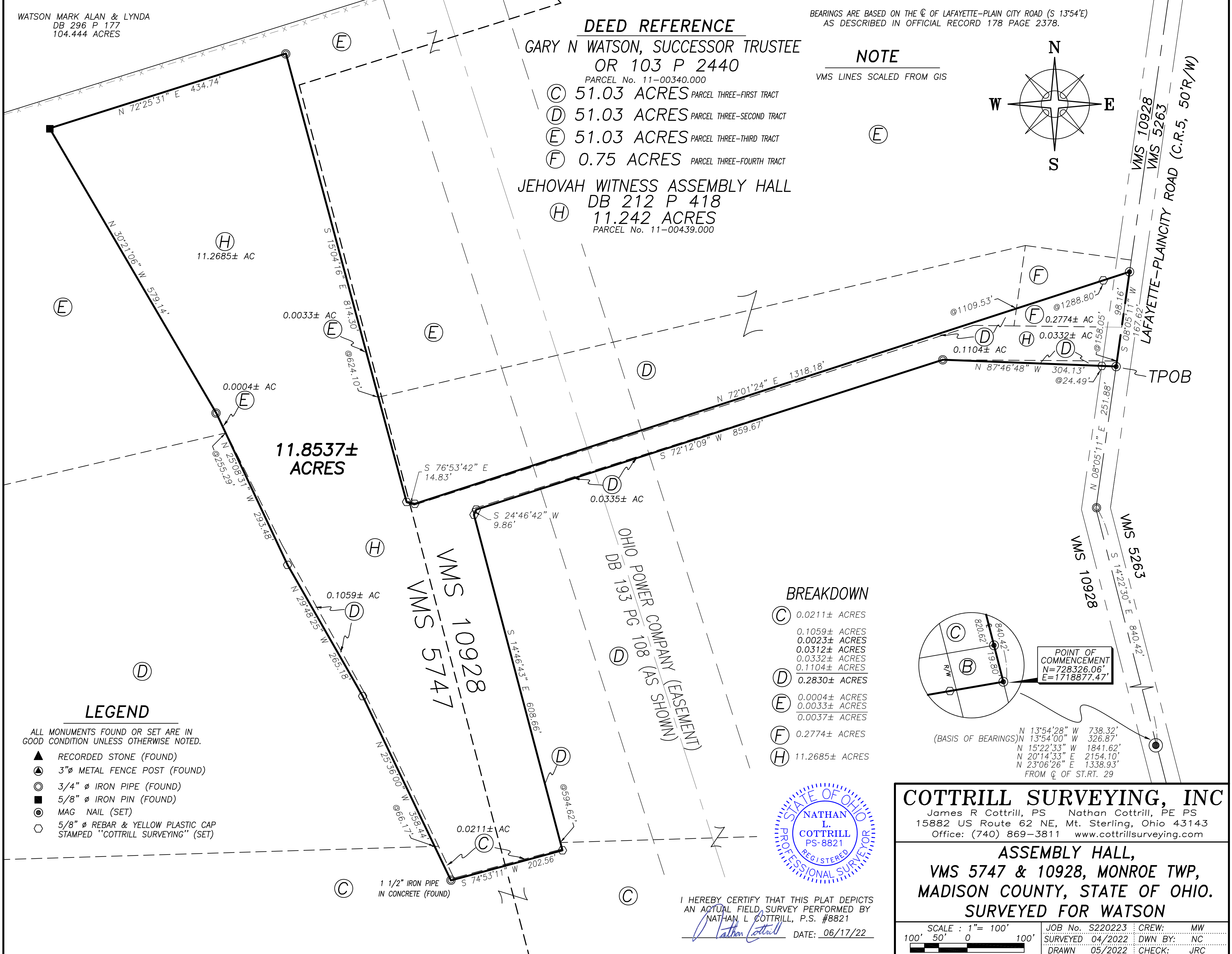
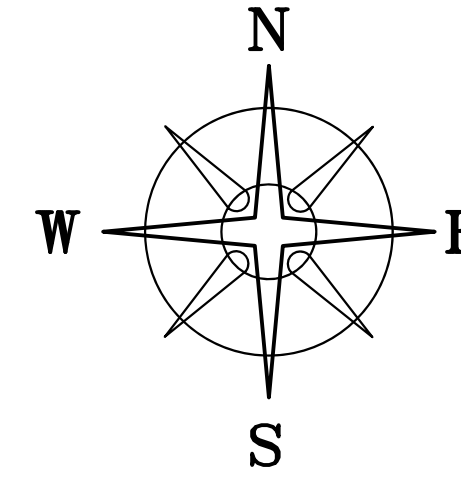
DB 212 P 418

- (H) 11.242 ACRES  
PARCEL No. 11-00439.000

BEARINGS ARE BASED ON THE  $\odot$  OF LAFAYETTE-PLAIN CITY ROAD (S 13°54'E)  
AS DESCRIBED IN OFFICIAL RECORD 178 PAGE 2378.

**NOTE**

VMS LINES SCALED FROM GIS



**11.8537±  
ACRES**

VMS 10928  
VMS 5747

OHIO POWER COMPANY (EASEMENT)  
DB 193 PG 108 (AS SHOWN)

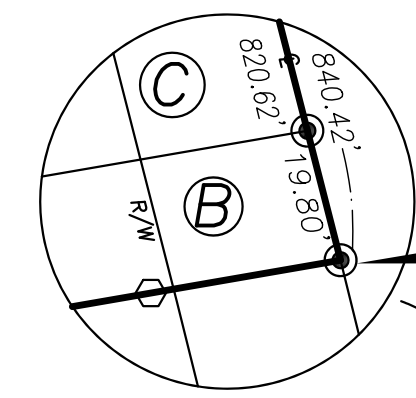
**LEGEND**

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

- ▲ RECORDED STONE (FOUND)
- 3"  $\varnothing$  METAL FENCE POST (FOUND)
- ⊙ 3/4"  $\varnothing$  IRON PIPE (FOUND)
- 5/8"  $\varnothing$  IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8"  $\varnothing$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

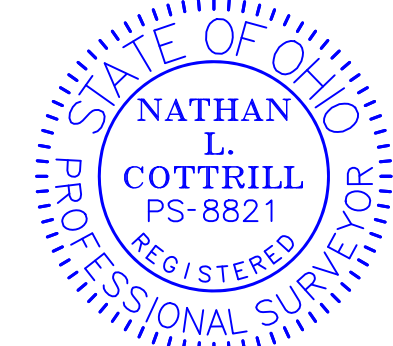
**BREAKDOWN**

- (C) 0.0211± ACRES
- 0.1059± ACRES
- 0.0023± ACRES
- 0.0312± ACRES
- 0.0332± ACRES
- 0.1104± ACRES
- (D) 0.2830± ACRES
- (E) 0.0004± ACRES
- 0.0033± ACRES
- 0.0037± ACRES
- (F) 0.2774± ACRES
- (H) 11.2685± ACRES



POINT OF COMMENCEMENT  
N=728326.06'  
E=1718877.47'

(BASIS OF BEARINGS)  
N 13°54'28" W 738.32'  
N 13°54'00" W 326.87'  
N 15°22'33" W 1841.62'  
N 20°14'33" E 2154.10'  
N 23°06'26" E 1338.93'  
FROM  $\odot$  OF ST. RT. 29



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

*Nathan L. Cottrill* DATE: 06/17/22

**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

**ASSEMBLY HALL,  
VMS 5747 & 10928, MONROE TWP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR WATSON**

SCALE : 1" = 100'	JOB No. S220223	CREW: MW
100' 50' 0 100'	SURVEYED 04/2022	DWN BY: NC
	DRAWN 05/2022	CHECK: JRC

# **COTTRILL SURVEYING, INC**

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

## **0.0004 Acre Tract**

### ***Surveyed for Watson/Jehovah Witness Assembly Hall***

The following described 0.0004 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, being part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Third Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner said 51.03 acre tract (Parcel Three-First Tract), said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of a 51.03 acre tract (Parcel Three- Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440 at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 251.88 feet to a mag nail set;

Thence, across a 51.03 acre tract said (Parcel Three-Second Tract) with the following four new courses:

- 1) North 87° 46' 48" West, passing an iron pin and cap set at 24.49 feet, a total distance of 304.13 feet to a 3/4 inch diameter iron pipe found at a corner to a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418;
- 2) South 72° 12' 09" West a distance of 859.67 feet to an iron pin and cap set;
- 3) South 24° 46' 42" West a distance of 9.86 feet to an iron pin and cap set;
- 4) South 14° 46' 43" East, passing the North line of said 51.03 acre tract (Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440 at 594.62 feet, continuing with a new line across said 51.03 acre tract, a total distance of 608.66 feet to an iron pin and cap set;

Thence, across said 51.03 acre tract with the following two new courses:

- 1) South 74° 53' 11" West a distance of 202.56 feet to a 3/4 inch diameter iron pipe found
- 2) North 25° 36' 00" West, passing the South line of said 51.03 acre tract (Parcel Three-Second Tract) at 66.17 feet, continuing with a new line across said 51.03 acre tract, a total distance of 358.44 feet to an iron pin and cap set;

Thence, across said 51.03 acre tract with the following two new courses:

- 1) North 29° 48' 25" West a distance of 265.18 feet to an iron pin and cap set;
- 2) North 25° 08' 31" West a distance of 255.29 feet to the South line of said 51.03 acre tract (Parcel Three-Third Tract) and being the **True Point of Beginning**;

Thence, continuing with a new line across said 51.03 acre tract, **North 25° 08' 31" West** a distance of **38.00 feet** to a 3/4 inch diameter iron pipe found at a corner to said 11.242 acre tract;

Thence, with the West line of said 11.242 acre tract, **South 26° 31' 24" East** a distance of **38.21 feet** to the North line of said 51.03 acre tract;

Thence, with the North line of said 51.03 acre tract, **South 76° 48' 47" West** a distance of **0.94 feet** returning to the **True Point of Beginning**, containing **0.0004 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.0004)



A handwritten signature in blue ink that reads "Nathan Cottrill". The signature is written in a cursive style and is positioned above a horizontal line.

Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## 0.0033 Acre Tract

### Surveyed for Watson/Jehovah Witness Assembly Hall

The following described 0.0033 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 10928, being part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Third Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner of a 51.03 acre tract (Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of a 51.03 acre tract (Parcel Three- Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440 at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 321.33 feet to the Northeast corner of a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418 and the Southeast corner of a 0.75 acre tract conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440;

Thence, with the North line of said 11.242 acre tract, North 89° 17' 20" West a distance of 189.00 feet to the Southwest corner of said 0.75 acre tract, a corner to a 51.03 acre tract (Parcel Three-Second Tract);

Thence, continuing around said 11.242 acre tract with the following four courses:

- 1) North 89° 17' 20" West a distance of 71.05 feet to a point;
- 2) South 72° 11' 49" West a distance of 1030.52 feet to a point;
- 3) North 73° 36' 21" West a distance of 14.04 feet to a point;
- 4) North 15° 01' 42" West a distance of 191.70 feet to the South line of said 51.03 acre tract (Parcel Three-Third Tract) and being the **True Point of Beginning**;

Thence, continuing with said 11.242 acre tract, **North 15° 01' 42" West** a distance of **624.10 feet** to a 3/4 inch diameter iron pipe found at a corner to said 11.242 acre tract;

Thence, with a new line across said 51.03 acre tract, **South 15° 04' 16" East** a distance of **624.11 feet** to the North line of said 51.03 acre tract;

Thence, with the North line of said 51.03 acre tract, **South 76° 48' 47" West** a distance of **0.47 feet** returning to the **True Point of Beginning**, containing **0.0033 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.0033)



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

Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## 0.0211 Acre Tract

### Surveyed for Watson/Jehovah Witness Assembly Hall

The following described 0.0211 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747 and 10928, being part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner said 51.03 acre tract (Parcel Three-First Tract), said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of a 51.03 acre tract (Parcel Three- Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440 at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 251.88 feet to a mag nail set;

Thence, across a 51.03 acre tract (Parcel Three-Second Tract) with the following four new courses:

- 1) North 87° 46' 48" West, passing an iron pin and cap set at 24.49 feet, a total distance of 304.13 feet to a 3/4 inch diameter iron pipe found at a corner to a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418;
- 2) South 72° 12' 09" West a distance of 859.67 feet to an iron pin and cap set;
- 3) South 24° 46' 42" West a distance of 9.86 feet to an iron pin and cap set;
- 4) South 14° 46' 43" East a distance of 594.62 feet to the north line of said 51.03 acre tract and being the **True Point of Beginning**;

Thence, across said 51.03 acre tract with the following three new courses:

- 1) **South 14° 46' 43" East** a distance of **14.04 feet** to an iron pin and cap set;
- 2) **South 74° 53' 11" West** a distance of **202.56 feet** to a 3/4 inch diameter iron pipe found
- 3) **North 25° 36' 00" West** a distance of **66.17 feet** to the South line of said 51.03 acre tract (Parcel Three-Second Tract)

Thence, with the South line of said 51.03 acre tract, **North 88° 15' 25" East** a distance of **6.79 feet** to a line of said 11.242 acre tract;

Thence, around said 11.242 acre tract with the following three courses:

- 1) **South 25° 46' 33" East** a distance of **61.90 feet** to a point;
- 2) **North 74° 56' 56" East** a distance of **196.30 feet** to a point;
- 3) **North 14° 45' 45" West** a distance of **11.65 feet** to the South line of said 51.03 acre tract;

Thence, with the South line of said 51.03 acre tract, **North 88° 15' 25" East** a distance of **0.26 feet** returning to the **True Point of Beginning**, containing **0.0211 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.0211)



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

Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## 0.0332 Acre Tract

### Surveyed for Watson/Jehovah Witness Assembly Hall

The following described 0.0332 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 10928, being part of a part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner a 51.03 acre tract (Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of said 51.03 acre tract (Parcel Three- Second Tract) at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 251.88 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 51.03 acre tract, **North 87° 46' 48" West**, passing an iron pin and cap set at 24.49 feet, a total distance of **304.13 feet** to a 3/4 inch diameter iron pipe found at a corner to a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418;

Thence, with said 11.242 acre tract, **South 89° 33' 57" East** a distance of **305.26 feet** to the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **South 08° 05' 11" West** a distance of **9.56 feet** returning to the **True Point of Beginning**, containing **0.0332 Acres** more or less.


Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.0332)



  
Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## 0.0335 Acre Tract

### Surveyed for Watson/Jehovah Witness Assembly Hall

The following described 0.0335 acre tract is situated in the State of Ohio, Madison County, Monroe Township, 10928, being part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner of a 51.03 acre tract (Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of said 51.03 acre tract (Parcel Three-Second Tract) at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 251.88 feet to a mag nail set;

Thence, across said 51.03 acre tract, North 87° 46' 48" West, passing an iron pin and cap set at 24.49 feet, a total distance of 304.13 feet to a 3/4 inch diameter iron pipe found at a corner to a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418 and the **True Point of Beginning**;

Thence, continuing across said 51.03 acre tract with the following three courses:

- 1) **South 72° 12' 09" West** a distance of **859.67 feet** to an iron pin and cap set;
- 2) **South 24° 46' 42" West** a distance of **9.86 feet** to an iron pin and cap set;
- 3) **South 14° 46' 43" East** a distance of **594.62 feet** to the north line of a 51.03 acre tract (Parcel Three, First Tract);

Thence, with the north line of said 51.03 acre tract, **South 88° 15' 25" West** a distance of **0.26 feet** to a line of said 11.242 acre tract;

Thence, around said 11.242 acre tract with the following two courses:

- 1) **North 14° 45' 45" West** a distance of **604.92 feet** to a point;
- 2) **North 72° 24' 23" East** a distance of **865.88 feet** returning to the **True Point of Beginning**, containing **0.0335 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.0335)



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

Nathan L. Cottrill, PS #8821

# **COTTRILL SURVEYING, INC**

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

## **0.1059 Acre Tract**

### **Surveyed for Watson/Jehovah Witness Assembly Hall**

The following described 0.1059 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, being part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner said 51.03 acre tract (Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of said 51.03 acre tract (Parcel Three-Second Tract) at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 251.88 feet to a mag nail set;

Thence, across said 51.03 acre tract with the following four new courses:

- 1) North 87° 46' 48" West, passing an iron pin and cap set at 24.49 feet, a total distance of 304.13 feet to a 3/4 inch diameter iron pipe found at a corner to a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418;
- 2) South 72° 12' 09" West a distance of 859.67 feet to an iron pin and cap set;
- 3) South 24° 46' 42" West a distance of 9.86 feet to an iron pin and cap set;
- 4) South 14° 46' 43" East, passing the North line of said 51.03 acre tract (Parcel Three-First Tract) at 594.62 feet, continuing with a new line across said 51.03 acre tract, a total distance of 608.66 feet to an iron pin and cap set;

Thence, across said 51.03 acre tract with the following two new courses:

- 1) South 74° 53' 11" West a distance of 202.56 feet to a 3/4 inch diameter iron pipe found
- 2) North 25° 36' 00" West a distance of 66.17 feet to the South line of said 51.03 acre tract (Parcel Three-Second Tract) and being the **True Point of Beginning**;

Thence, across said 51.03 acre tract with the following three new courses:

- 1) **North 25° 36' 00" West** a distance of **292.26 feet** to an iron pin and cap set;
- 2) **North 29° 48' 25" West** a distance of **265.18 feet** to an iron pin and cap set;
- 3) **North 25° 08' 31" West** a distance of **255.48 feet** to the South line of a 51.03 acre tract (Parcel Three-Third Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440;

Thence, with the South line of said 51.03 acre tract, **North 76° 48' 46" East** a distance of **0.94 feet** to a line to said 11.242 acre tract;

Thence, with the West line of said 11.242 acre tract with the following three courses:

- 1) **South 26° 31' 24" East** a distance of **219.89 feet** to a point;
- 2) **South 29° 06' 54" East** a distance of **297.67 feet** to a point;
- 3) **South 25° 46' 33" East** a distance of **297.77 feet** to the North line of said 51.03 acre tract (Parcel Three, First Tract);

Thence, with the North line of said 51.03 acre tract, **South 88° 15' 25" West** a distance of **6.79 feet**, returning to the **True Point of Beginning**, containing **0.1059 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.1059)



A handwritten signature in blue ink that reads "Nathan Cottrill". The signature is written in a cursive style and is positioned above a horizontal line.

Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## **0.1104 Acre Tract** *Surveyed for Watson/Jehovah Witness Assembly Hall*

The following described 0.1104 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747 and 10928, being part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner of a 51.03 acre tract (Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of said 51.03 acre tract (Parcel Three-Second Tract) at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 321.33 feet to the Northeast corner of a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418 and the Southeast corner of a 0.75 acre tract conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440;

Thence, with the North line of said 11.242 acre tract, North 89° 17' 20" West a distance of 189.00 feet to the Southwest corner of said 0.75 acre tract, a corner to said 51.03 acre tract (Parcel Three-Second Tract) and being the **True Point of Beginning**;

Thence, continuing around said 11.242 acre tract with the following four courses:

- 1) **North 89° 17' 20" West** a distance of **71.05 feet** to a point;
- 2) **South 72° 11' 49" West** a distance of **1030.52 feet** to a point;
- 3) **North 73° 36' 21" West** a distance of **14.04 feet** to a point;
- 4) **North 15° 01' 42" West** a distance of **191.70 feet** to the South line of a 51.03 acre tract (Parcel Three-Third Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440;

Thence, with the South line of said 51.03 acre tract, **North 76° 48' 47" East** a distance of **0.47 feet** to a point;

Thence, with a new line across said 51.03 acre tract with the following three courses:

- 1) **South 15° 04' 16" East** a distance of **190.18 feet** to an iron pin and cap set;
- 2) **South 76° 53' 42" East** a distance of **14.83 feet** to an iron pin and cap set;
- 3) **North 72° 01' 24" East** a distance of **1109.53 feet** to the West line of said 0.75 acre tract;

Thence, with the West line of said 0.75 acre tract, **South 08° 05' 15" West** a distance of **30.75 feet** returning to the **True Point of Beginning**, containing **0.1104 Acres** more or less.

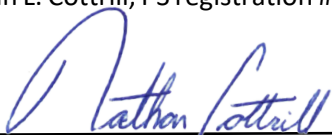
Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.1104)



  
Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## 0.2774 Acre Tract

### Surveyed for Watson/Jehovah Witness Assembly Hall

The following described 0.2774 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 10928, being part of a 0.75 acre tract (Parcel 11-00340.000, Parcel Three-Fourth Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner of a 51.03 acre tract (Parcel Three-First Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of said 51.03 acre tract (Parcel Three- Second Tract) at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 321.33 feet to the Northeast corner of a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418 and the Southeast corner of said 0.75 acre tract and being the **True Point of Beginning**;

Thence, with the North line of said 11.242 acre tract, **North 89° 17' 20" West** a distance of **189.00 feet** to the Southwest corner of said 0.75 acre tract and a corner to a 51.03 acre tract (Parcel Three-Second Tract) conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440;

Thence, with the East line of said 51.03 acre tract, **North 08° 05' 15" East** a distance of **30.75 feet** to a point;

Thence, across said 0.75 acre tract, **North 72° 01' 24" East** a distance of **208.65 feet** to a mag nail set in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **South 08° 05' 11" West** a distance of **98.16 feet** returning to the **True Point of Beginning**, containing **0.2774 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.2774)



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

Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## 0.9949 Acre Tract Surveyed for Watson

The following described 0.9949 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747 and 10928, being all of a 0.995 acre tract (Parcel 11-00385.000) conveyed to Gary and Patricia Watson by Deed Book 259 page 340, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Northeast corner of a 2.563 acre tract and the Southeast corner of a 51.03 acre tract (Parcel Three-First Tract) both conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the North line of said 2.563 acre tract, South 80° 11' 30" West a distance of 1038.72 feet to an iron pin and cap set at the Southeast corner of said .0995 acre tract and being the **True Point of Beginning**;

Thence, continuing with the North line of said 2.563 acre tract with the following two courses,

- 1) **South 80° 11' 30" West** a distance of **159.05 feet** to an iron pin and cap set;
- 2) **South 81° 03' 30" West** a distance of **170.97 feet** to an iron pin and cap set at the Southwest corner of said 0.995 acre tract and corner to said 51.03 acre tract;

Thence, around said 0.995 acre tract with the following three courses:

- 1) **North 09° 48' 30" West** a distance of **129.41 feet** to an iron pin and cap set;
- 2) **North 80° 11' 30" East**, a distance of **330.00 feet** to an iron pin and cap set;
- 3) **South 09° 48' 29" East** a distance of **132.00 feet** returning to the **True Point of Beginning**, containing **0.9949 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.9949)



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

Nathan L. Cottrill, PS #8821

# **COTTRILL SURVEYING, INC**

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

## **11.8537 Acre Tract**

### **Surveyed for Watson/Jehovah Witness Assembly Hall**

The following described 11.8537 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747 and 10928, being part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-First Tract), part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Second Tract), part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Third Tract), part of a 0.75 acre tract (Parcel 11-00340.000, Parcel Three-Fourth Tract) all conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and all of a 11.242 acre tract (Parcel 11-00439.000) conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Southeast corner said 51.03 acre tract (Parcel Three-First Tract), said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 215410 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) North 14° 22' 30" West, passing the Southeast corner of said 51.03 acre tract (Parcel Three- Second Tract) at 250.14 feet, a total distance of 820.62 feet to a 3/4 inch diameter iron pipe found;
- 2) North 08° 05' 11" East a distance of 251.88 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 51.03 acre tract with the following four new courses:

- 1) **North 87° 46' 48" West**, passing an iron pin and cap set at 24.49 feet, a total distance of **304.13 feet** to a 3/4 inch diameter iron pipe found at a corner to said 11.242 acre tract;
- 2) **South 72° 12' 09" West** a distance of **859.67 feet** to an iron pin and cap set;
- 3) **South 24° 46' 42" West** a distance of **9.86 feet** to an iron pin and cap set;
- 4) **South 14° 46' 43" East**, passing the North line of said 51.03 acre tract (Parcel Three-First Tract) at 594.62 feet, continuing with a new line across said 51.03 acre tract, a total distance of **608.66 feet** to an iron pin and cap set;

Thence, across said 51.03 acre tract with the following two new courses:

- 1) **South 74° 53' 11" West** a distance of **202.56 feet** to a 3/4 inch diameter iron pipe found
- 2) **North 25° 36' 00" West**, passing the South line of said 51.03 acre tract (Parcel Three-Second Tract) at 66.17 feet, continuing with a new line across said 51.03 acre tract, a total distance of **358.44 feet** to an iron pin and cap set;

Thence, across said 51.03 acre tract with the following two new courses:

- 1) **North 29° 48' 25" West** a distance of **265.18 feet** to an iron pin and cap set;
- 2) **North 25° 08' 31" West**, passing the South line of said 51.03 acre tract (Parcel Three-Third Tract) at 255.29 feet, continuing across said 51.03 acre tract, a total distance of **293.48 feet** to a 3/4 inch diameter iron pipe found at a corner to said 11.242 acre tract;

Thence, around said 11.242 acre tract with the following two courses:

- 1) **North 30° 21' 06" West** a distance of **579.14 feet** to a 5/8 inch diameter iron pin found;
- 2) **North 72° 25' 31" East** a distance of **434.74 feet** to a 3/4 inch diameter iron pipe found at the Northeast corner of said 11.242 acre tract and corner to said 51.03 acre tract (Parcel Three- Third Tract);

Thence, across said 51.03 acre tract with the following three new courses:

- 1) **South 15° 04' 16" East**, passing the North line of said 51.03 acre tract (Parcel Three-Second Tract) at 624.10 feet, continuing with a new line across said 51.03 acre tract, a total distance of **814.30 feet** to an iron pin and cap set;
- 2) **South 76° 53' 42" East** a distance of **14.83 feet** to an iron pin and cap set;
- 3) **North 72° 01' 24" East**, passing the West line of said 0.75 acre tract at 1109.53 feet, continuing with a new line across said 0.75 acre tract, passing an iron pin and cap set at 1288.80 feet, a total distance of **1318.18 feet** to a mag nail set in the centerline of Lafayette-Plain City Road and in the line between VMS 5263 and 10928;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line, **South 08° 05' 11" West**, passing the Northeast corner of said 11.242 acre tract at 98.16 feet, passing a corner to said 51.03 acre tract (Parcel Three-Second Tract) at 158.05 feet, a total distance of **167.62 feet** returning to the **True Point of Beginning**, containing **11.8537 Acres** more or less, of which 0.0211 acres more or less is part of said 51.03 acre tract (Parcel Three-First Tract), 0.2830 acres more or less is part of said 51.03 acre tract (Parcel Three-Second Tract), 0.0037 acres more or less is part of said 51.03 acre tract (Parcel Three-Third Tract), 0.2774 acres more or less is part of said 0.75 acre tract and 11.2685 acres more or less is all of said 11.242 acre tract.

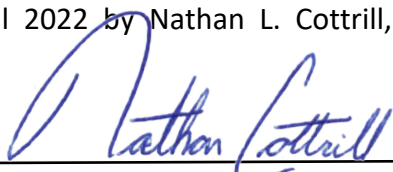
Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page2378.

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 April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-11.8537)



  
Nathan L. Cottrill, PS #8821