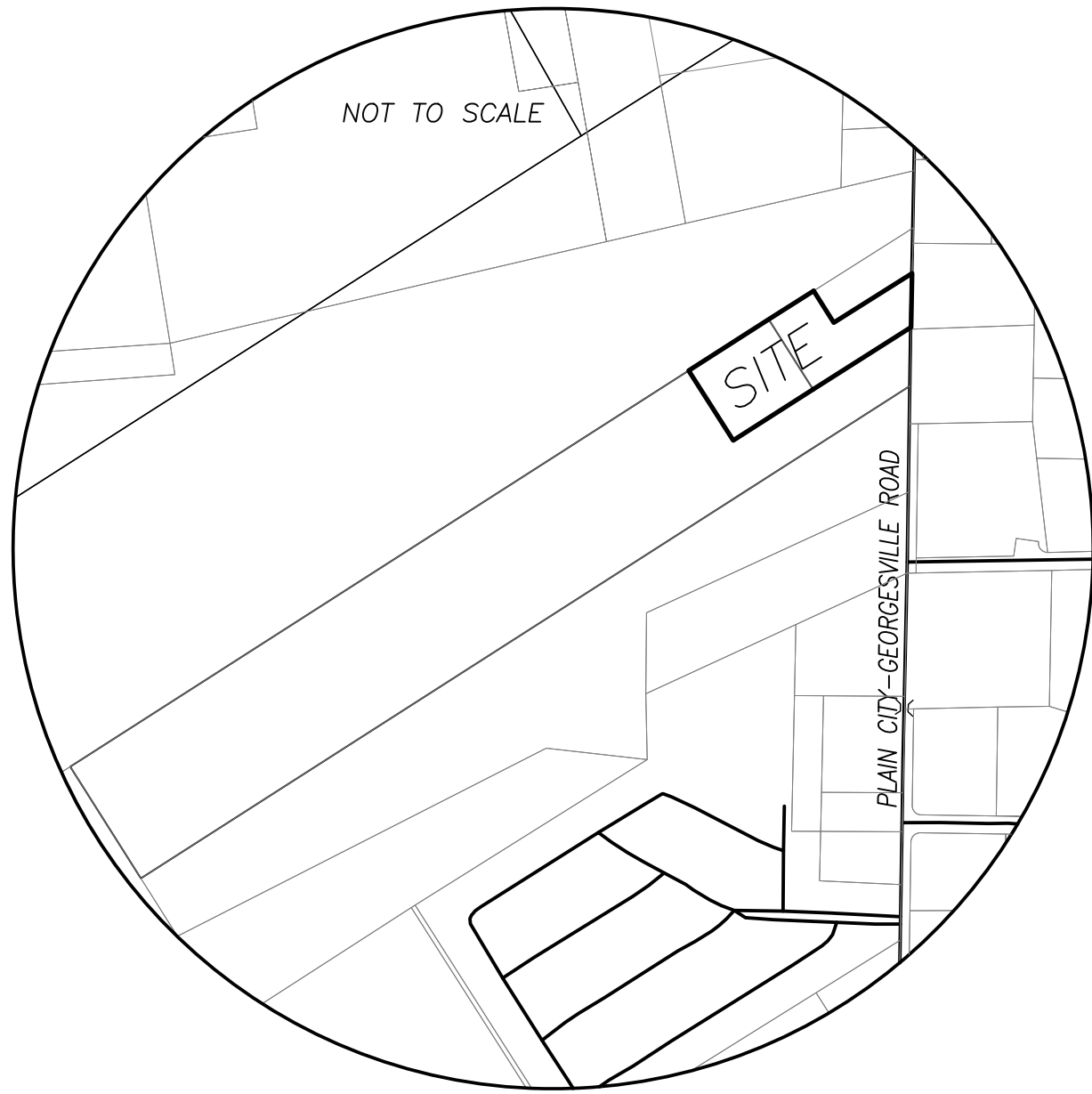
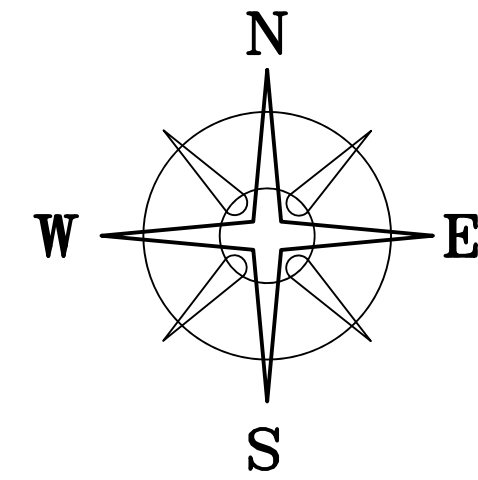


LOCATION MAP



DARBY LAKES DRIVE (PRIVATE)



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/01/18
WGS 1984 GEODETIC NORTH.

POINT OF
COMMENCEMENT
N=737459.23'
E=1755123.74'

TPOB
N=737308.49'
E1755121.33'

MADISON REGEN LLC
OR 434 PG 1714
57.4603 ACRES
01-00461.000

THOMAS M & BILLIE K BIDWELL, TRUSTEES
OR 135 PG 483
1.00 ACRES
01-00594.000

DEED REFERENCE
NATHAN THOMAS BIDWELL
OR 400 PG 1789
PARCEL No. 01-00595.000
A 2.0095 ACRES
OR 418 PG 987
PARCEL No. 01-00040.004
B 2.0000 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1/2" ϕ IRON PIPE (FOUND)
 - ◐ 3/4" ϕ IRON PIPE (FOUND)
 - ◑ MAG NAIL (FOUND)
 - ◒ IRON PIN (FOUND)
 - ⬠ IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
 - △ MADISON COUNTY MON. 12-41 (FOUND)
 - ◕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ◖ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - MAG NAIL (SET)

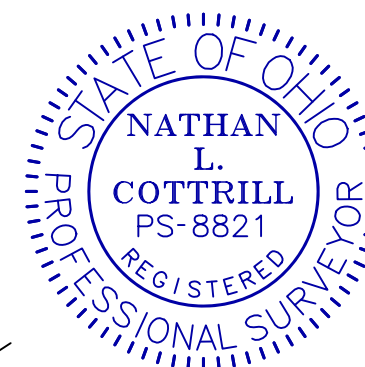
4.0088± ACRES

B 2.0000± ACRES

A 2.0088± ACRES

DALE BIDWELL
OR 224 PG 1292
27.2512 ACRES
29.2512 ORG ACRES
01-00040.002

DALE BIDWELL
OR 224 PG 1292
27.2512 ACRES
29.2512 ORG ACRES
01-00040.002

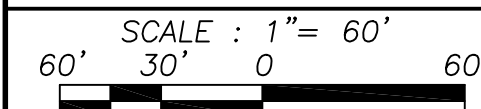


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 04/25/25

PLAIN CITY- GEORGESVILLE ROAD (CR-7, 50' R/W)

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

4.0088± ACRES,
VMS 2681, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BIDWELL



JOB No. S250404 CREW: MW
SURVEYED 04/09/25 DWN BY: NC
DRAWN 04/07/25 CHECK: RC

COTTRILL SURVEYING, INC

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

4.0088 Acre Tract Surveyed for Bidwell

The following described 4.0088 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being all of a 2.0095 acre tract (Parcel 01-00595.000) conveyed to Nathan Thomas Bidwell by Official Record 400 page 1789 and all of a 2.0000 acre tract (Parcel 01-00040.004) conveyed to Nathan Thomas Bidwell by Official Record 418 page 987, and being more particularly described as follows:

Commencing at an iron pin found in the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) at the north corner of a 1.00 acre tract conveyed to Thomas M and Billie K Bidwell, Trustees by Official Record 135 page 483 and the southeast corner of a 57.4603 acre tract conveyed to Madison Regen LLC by Official Record 434 page 1714, said iron pin bears South 00° 47' 14" West a distance of 233.83 feet from a mag nail found at the intersection of the centerline of Plain City-Georgesville Road with the South line of Darby Lake Drive;

Thence, with the centerline of Plain City-Georgesville Road, South 00° 27' 22" West a distance of 150.78 feet to a mag nail set at the northeast of said 2.0095 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Plain City-Georgesville Road, **South 00° 27' 22" West** a distance of **179.88 feet** to a mag nail set at the northeast corner of a 27.2512 acre tract (29.2512 original acre tract) conveyed to Dale Bidwell by Official Record 224 page 1292;

Thence, with said 27.2512 acre tract with the following two courses:

- 1) **South 56° 58' 38" West**, passing an iron pipe and aluminum cap stamped "NCB 5969" found at 35.97 feet, passing an iron pipe and aluminum cap stamped "NCB 5969" found at the southeast corner of said 2.0000 acre tract at 385.56 feet, a total distance of **701.71 feet** to an iron pin and cap set;
- 2) **North 33° 02' 20" West** a distance of **275.51 feet** to an iron pin and cap set in the Southeast line of said Madison Regen LLC's 57.46 acre tract;

Thence, with the Southeast line of said 57.46 acre tract, **North 56° 57' 31" East**, passing an iron pipe and aluminum cap stamped "NCB 5969" found at the northwest corner of said 2.0095 acre tract at 316.15 feet, a total distance of **493.03 feet** to an iron pin and cap set at the northwest corner of said Bidwell's 1.00 acre tract;

Thence, around said 1.00 acre tract with the following two courses:

- 1) **South 33° 02' 03" East** a distance of **125.68 feet** to an iron pin and cap set;
- 2) **North 56° 58' 09" East**, passing an iron pin and cap set at 278.02 feet, a total distance of **307.96 feet** returning to the **True Point of Beginning**, containing **4.0088 Acres** more or less, of which 2.0088 acres more or less is all of said 2.0095 acre tract and 2.0000 acres more or less is all of said 2.0000 acre tract.


Bearings are based on a GPS observation on May 12018, WGS 1984 Geodetic North.

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 August 30, 2023.




Nathan L. Cottrill, PS #8821
(Job #S230819-4.0088)