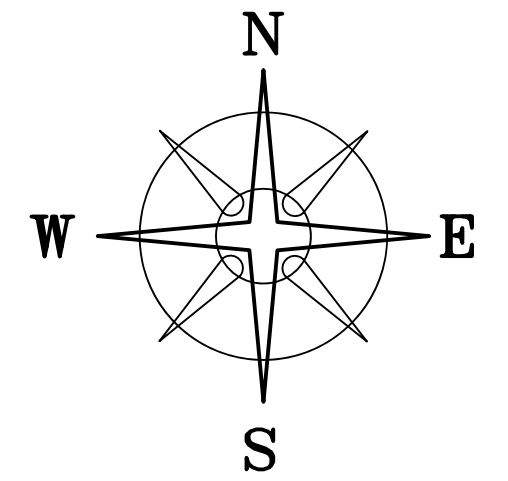


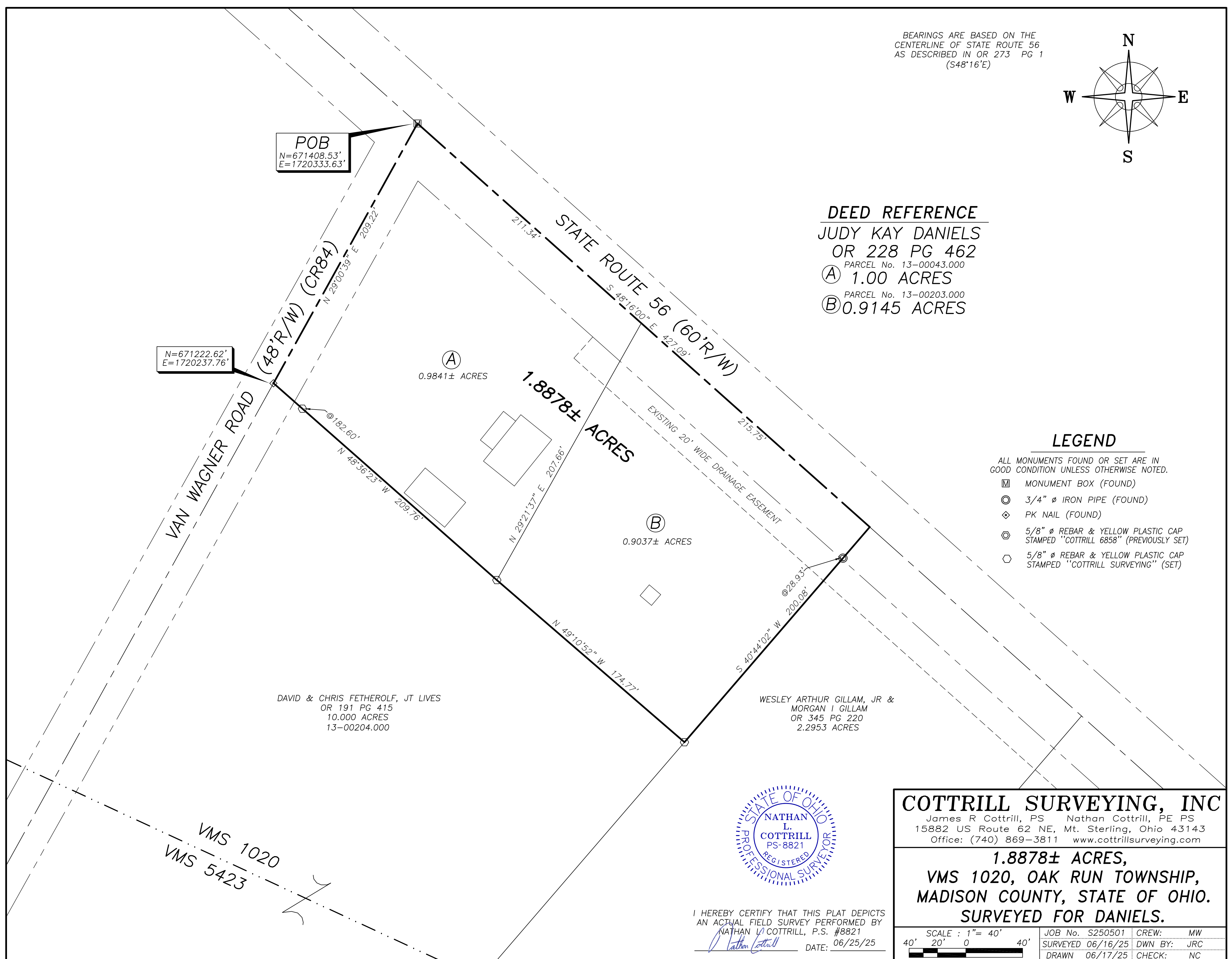
BEARINGS ARE BASED ON THE
CENTERLINE OF STATE ROUTE 56
AS DESCRIBED IN OR 273 PG 1
(S48°16'E)



DEED REFERENCE
JUDY KAY DANIELS
OR 228 PG 462
 PARCEL No. 13-00043.000
 (A) 1.00 ACRES
 PARCEL No. 13-00203.000
 (B) 0.9145 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ◇ PK NAIL (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



DAVID & CHRIS FETHEROLF, JT LIVES
 OR 191 PG 415
 10.000 ACRES
 13-00204.000

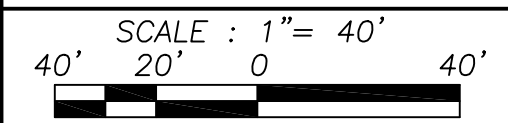
WESLEY ARTHUR GILLAM, JR &
 MORGAN I GILLAM
 OR 345 PG 220
 2.2953 ACRES



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

1.8878± ACRES,
VMS 1020, OAK RUN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DANIELS.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 06/25/25



SCALE : 1" = 40'
 JOB No. S250501 CREW: MW
 SURVEYED 06/16/25 DWN BY: JRC
 DRAWN 06/17/25 CHECK: NC

COTTRILL SURVEYING, INC

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

1.8878 Acre Tract Surveyed for Daniels

The following described 1.8878 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 1020, being all of a 1.00 acre tract (Parcel 13-00043.000) and all of a 0.9145 acre tract (Parcel 13-00203.000) both conveyed to Judy Kay Daniels by Official Record 228 page 462, and being more particularly described as follows:

Beginning at a monument box found at the centerline intersection of State Route 56 (60 feet right-of-way) and Van Wagner Road (County Road 84, 48 feet right-of-way) at the north corner of said 1.00 acre tract;

Thence, with centerline of State Route 56, **South 48° 16' 00" East**, passing the north corner of said 0.9145 acre tract at 211.34 feet, a total distance of **427.09 feet** to the north corner of a 2.2953 acre tract conveyed to Wesley Arthur Gillam, Jr and Morgan I Gillam by Official Record 345 page 220;

Thence, with the northwest line of said 2.2953 acre tract, **South 40° 44' 02" West**, passing a 3/4-inch diameter iron pipe found at 28.93 feet, a total distance of **200.08 feet** to an iron pin and cap set at a corner to a 10.000 acre tract conveyed to David and Chris Fetherolf, Joint Lives by Official Record 191 page 415;

Thence, with the northeast line of said 10.000 acre tract with the following two courses:

- 1) **North 49° 10' 52" West** a distance of **174.77 feet** to an iron pin and cap set at the south corner of said 1.00 acre tract;
- 2) **North 48° 36' 23" West**, passing an iron pin and cap set at 182.60 feet, a total distance of **209.76 feet** to a PK nail found in the centerline of Van Wagner Road;

Thence, with the centerline of Van Wagner Road, **North 29° 00' 39" East** a distance of **209.22 feet** returning to the **Point of Beginning**, containing **1.8878 Acres** more or less, of which 0.9841 acres more or less is all of said 1.00 acre tract and 0.9037 acres more or less is all of said 0.9145 acres more or less.

Bearings are based on the centerline of State Route 56 (South 48° 16' East) as described in Official Record 273 page 1.

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 June 16, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250501-1.8878)



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

Nathan L. Cottrill, PS #8821