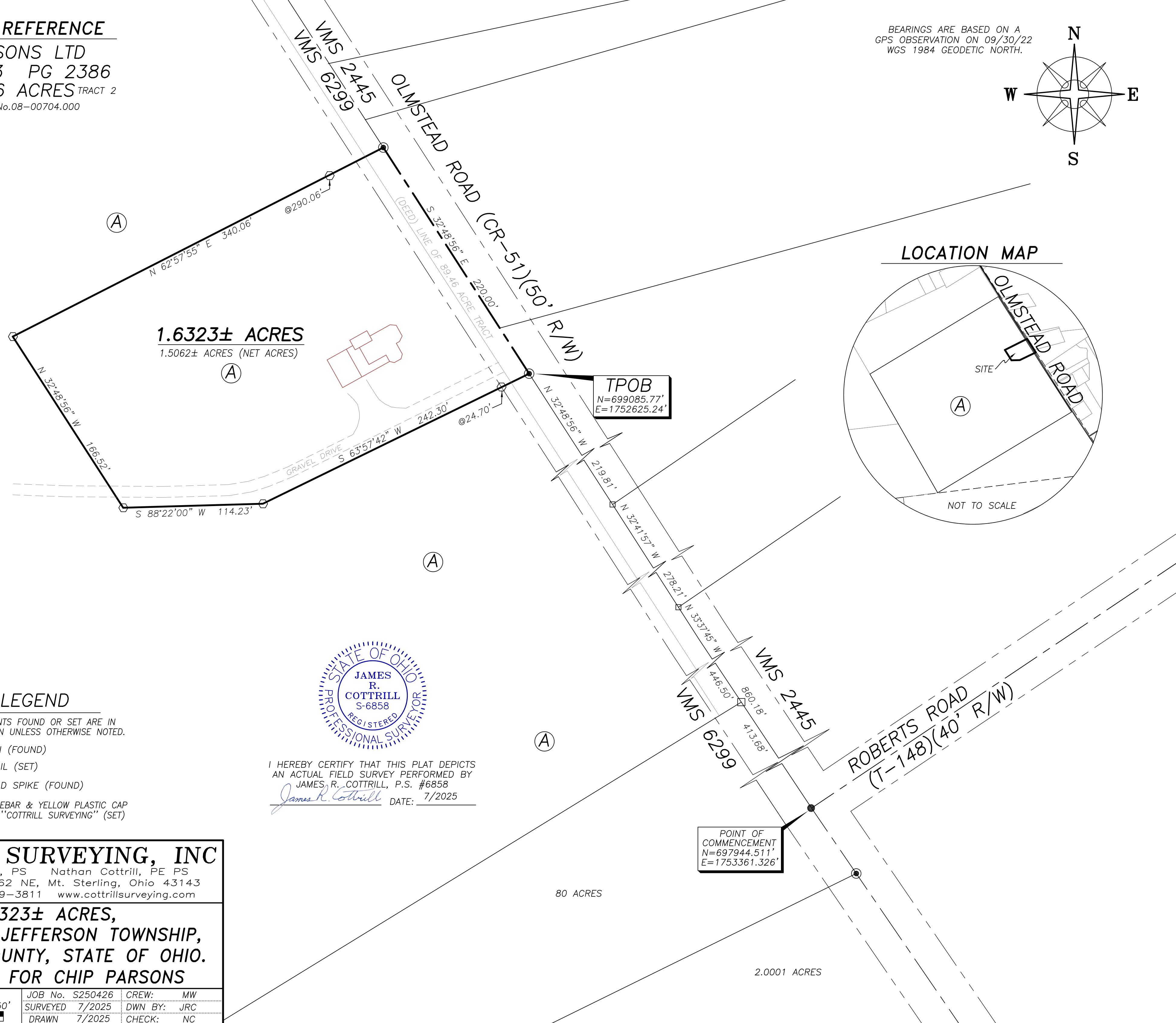
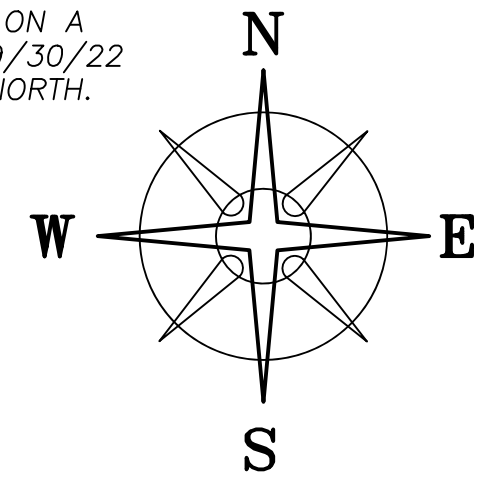


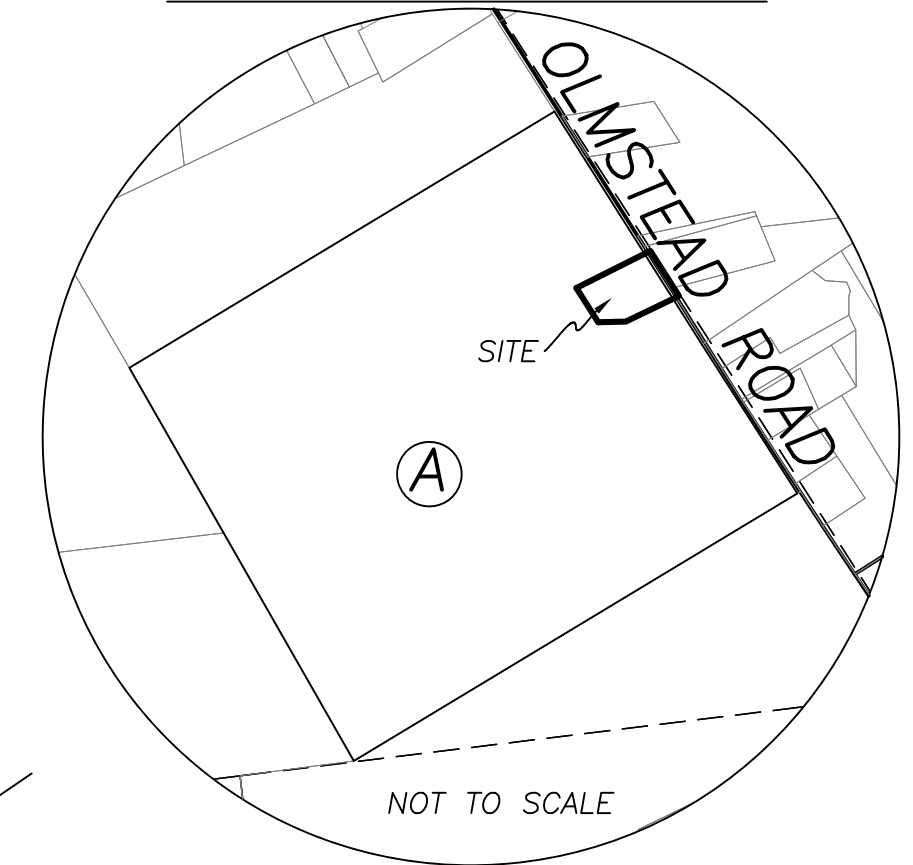
**DEED REFERENCE**

PARSONS LTD  
 OR 433 PG 2386  
 (A) 89.46 ACRES TRACT 2  
 PARCEL No.08-00704.000

BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 09/30/22  
 WGS 1984 GEODETIC NORTH.



**LOCATION MAP**



**1.6323± ACRES**  
 1.5062± ACRES (NET ACRES)

**TPOB**  
 N=699085.77'  
 E=1752625.24'

**POINT OF COMMENCEMENT**  
 N=697944.511'  
 E=1753361.326'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 7/2025

**LEGEND**

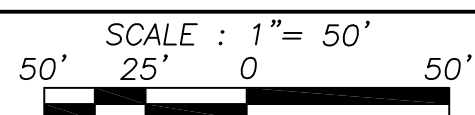
ALL MONUMENTS FOUND OR SET ARE IN  
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- IRON PIN (FOUND)
- MAG NAIL (SET)
- RAIL ROAD SPIKE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
 STAMPED "COTTRILL SURVEYING" (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

**1.6323± ACRES,**  
**VMS 6299, JEFFERSON TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR CHIP PARSONS**



SCALE : 1" = 50'	JOB No. S250426	CREW: MW
	SURVEYED 7/2025	DWN BY: JRC
	DRAWN 7/2025	CHECK: NC

# COTTRILL SURVEYING, INC

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

## 1.6323 Acre Tract Surveyed for Chip Parsons

The following described 1.6323 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6299, being part of an 89.46 acre tract (Parcel 08-00704.000) as conveyed to Parsons LTD by Official Record 433 page 2386, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Roberts Road (Township Road 148, 40 feet right-of-way) and Olmstead Road (County Road 51, 50 feet right-of-way) and being in the line between VMS 2445 and VMS 6299;

Thence, with the centerline of Olmstead Road and said VMS line with the following three courses:

- 1) North 33° 37' 45" West, passing an iron pin found at the east corner of said 89.46 acre tract, a total distance of 860.18 feet to an iron pin found;
- 2) North 32° 41' 57" West a distance of 278.21 feet to an iron pin found;
- 3) North 32° 48' 56" West a distance of 219.81 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 89.46 acre tract with the following four new courses:

- 1) **South 63° 57' 42" West**, passing an iron pin and cap set at 24.70 feet, a total distance of **242.30 feet** to an iron pin and cap set;
- 2) **South 88° 22' 00" West** a distance of **114.23 feet** to an iron pin and cap set;
- 3) **North 32° 48' 56" West** a distance of **166.52 feet** to an iron pin and cap set;
- 4) **North 62° 57' 55" East**, passing an iron pin and cap set at 290.06 feet, a total distance of **340.06 feet** to a mag nail set in the centerline of Olmstead Road and in the line between VMS 2445 and VMS 6299;

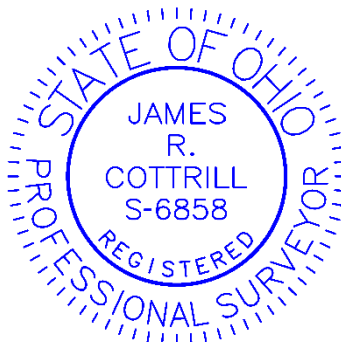
Thence, with the centerline of Olmstead Road and said VMS line, **South 32° 48' 56" East** a distance of **220.00 feet** returning to the **True Point of Beginning**, containing **1.6323 Acres** more or less.

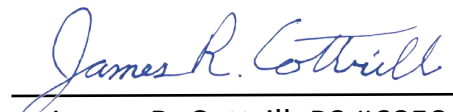
Bearings are based on a GPS observation on September 30, 2022, WGS 1984 Geodetic North.

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 July of 2025 by James R. Cottrill, PS registration #6858. (Job #S250426-1.6323)



  
James R. Cottrill, PS #6858