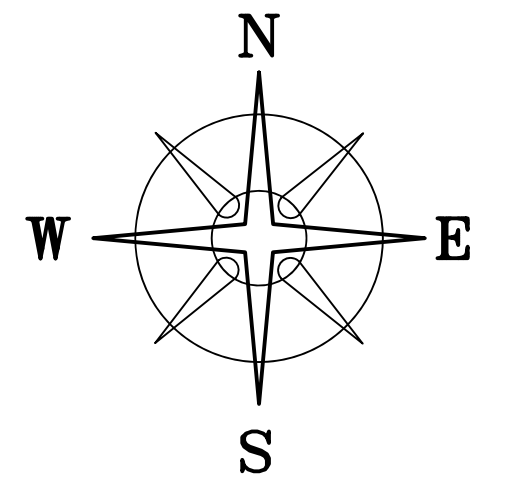
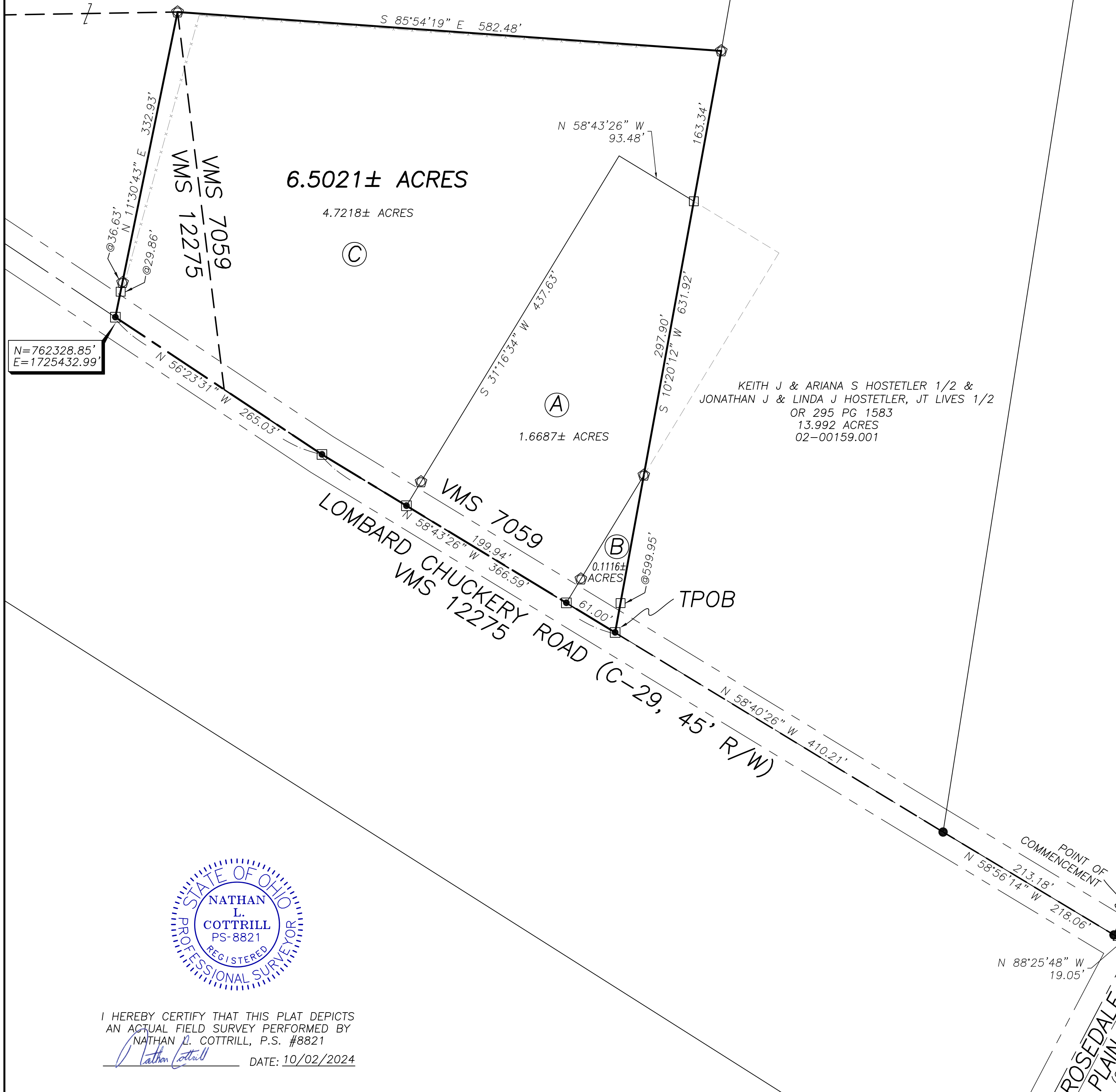


FREDERIC MORGRIDGE RHOADES, TRUSTEE
 OR 311 PG 788
 97.045 ACRES
 02-00234.002



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 07/31/14
 WGS 1984 GEODETIC NORTH.



DEED REFERENCE
CHRISTOPHER J & SHEILA R
MULLET, JT LIVES
OR 389 PG 343
 PARCEL No. 02-00159.000
 (A) 1.671 ACRES
 PARCEL I: 2.010 ORG ACRES
 PARCEL No. 02-00159.000
 (B) 0.112 ACRES
 PARCEL No. 02-00159.002
 (C) 4.715 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ 1/4" Ø IRON PIN (FOUND)
 - RAILROAD SPIKE (FOUND)
 - 5/8" Ø REBAR (FOUND)
 - MAG NAIL (FOUND)
 - ⊙ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "XYZ 7408" (FOUND)

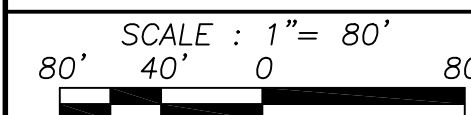


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

Nathan L. Cottrill DATE: 10/02/2024

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

6.5021± ACRES,
VMS 7059 & 12275, DARBY TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MULLET



JOB No. S240908 CREW: AM, MW
 SURVEYED 09/26/24 DWN BY: NC
 DRAWN 09/30/24 CHECK: RC

COTTRILL SURVEYING, INC

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

6.5021 Acre Tract Surveyed for Mullet

The following described 6.5021 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7059 and VMS 12275, being all of a 1.671 acre tract (Parcel 02-00159.000, 2.010 org acres), all of a 0.112 acre tract (Parcel 02-00159.000) and all of a 4.715 acre tract (Parcel 02-00159.002) all conveyed to Christopher J and Sheila R Mullet, Joint Lives by Official Record 389 page 343, and being more particularly described as follows:

Commencing at a 1/4 inch diameter iron pin found at the centerline intersection of Lombard Chuckery Road (County Road 29, 45 feet right-of-way) and Rosedale-Plain City Road (County Road 24, 45 feet right-of-way), at an angle point in Rosedale-Plain City Road, and being in the line between VMS 7059 and VMS 12275;

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

- 1) North 88° 25' 48" West a distance of 19.05 feet to a 1/4 inch diameter iron pin found;
- 2) North 58° 56' 14" West a distance of 218.06 feet to a railroad spike found;
- 3) North 58° 40' 26" West a distance of 410.21 feet to a mag nail found at the Southwest corner of a 13.992 acre tract conveyed to Keith J and Ariana S Hostetler (1/2) and Jonathan J and Linda J Hostetler, Joint Lives (1/2) by Official Record 295 page 1538 and being the Southeast corner of said 0.112 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Lombard Chuckery Road and said VMS line with the following two courses:

- 1) **North 58° 43' 26" West**, passing a mag nail found at the Southeast corner of said 1.671 acre tract at 61.00 feet, passing a mag nail found at the Southeast corner of said 4.715 acre tract at 260.94 feet, a total distance of **366.59 feet** to a mag nail found;
- 2) **North 56° 23' 31" West** a distance of **265.03 feet** to a mag nail found at a corner to a 97.045 acre tract conveyed to Frederic Morgridge Rhoades, Trustee by Official Record 311 page 788;

Thence, with said 97.045 acre tract with the following two courses:

- 1) **North 11° 30' 43" East**, passing 5/8 inch diameter rebar found at 29.86 feet, passing a 5/8 inch diameter rebar and red plastic cap stamped "XYZ 7408" found at 36.63 feet, a total distance of **332.93 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "XYZ 7408" found at a corner to VMS 7059 and VMS 12275;
- 2) **South 85° 54' 19" East** a distance of **582.48 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "XYZ 7408" found in the West line of said Hostetler's 13.992 acre tract;

Thence, with the West line of said 13.992 acre tract, **South 10° 20' 12" West**, passing 5/8 inch diameter rebar found at the Northeast corner of said 1.671 acre tract at 163.34 feet passing a 5/8 inch diameter rebar and red plastic cap stamped "XYZ 7408" found at the North corner of said 0.112 acre tract at 461.24 feet, passing a 5/8 inch diameter rebar found at 599.95 feet, a total distance of **631.92 feet** returning to the **True Point of Beginning**, containing **6.5021 Acres** more or less, of which 1.6687 acres more or less is all

of said 1.671 acre tract, 0.1116 acres more or less is all of said 0.112 acre tract and 4.7218 acres more or less is all of said 4.715 acre tract.

Bearings are based on a GPS observation on July 31, 2014, 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 September 26, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240908-6.5021)