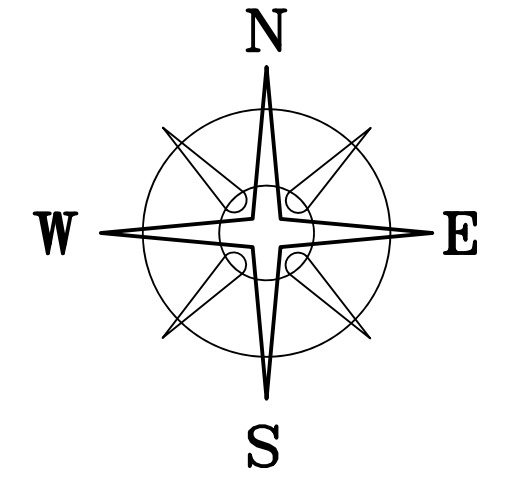
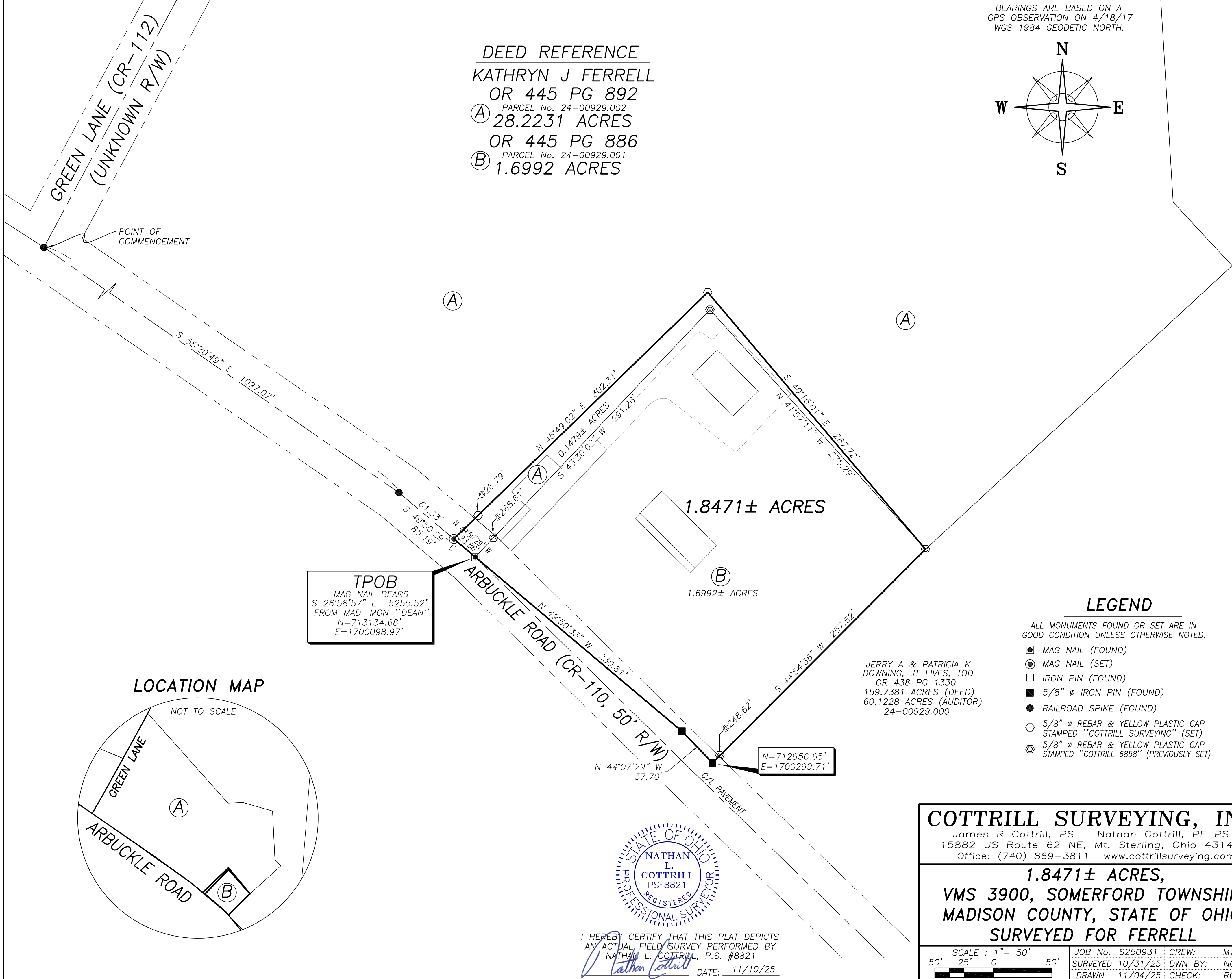


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 4/18/17  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
KATHRYN J FERRELL  
OR 445 PG 892  
Ⓐ PARCEL No. 24-00929.002  
**28.2231 ACRES**  
OR 445 PG 886  
Ⓑ PARCEL No. 24-00929.001  
**1.6992 ACRES**



POINT OF COMMENCEMENT

**TPOB**  
MAG NAIL BEARS  
S 26°58'57" E 5255.52'  
FROM MAD. MON "DEAN"  
N=713134.68'  
E=1700098.97'

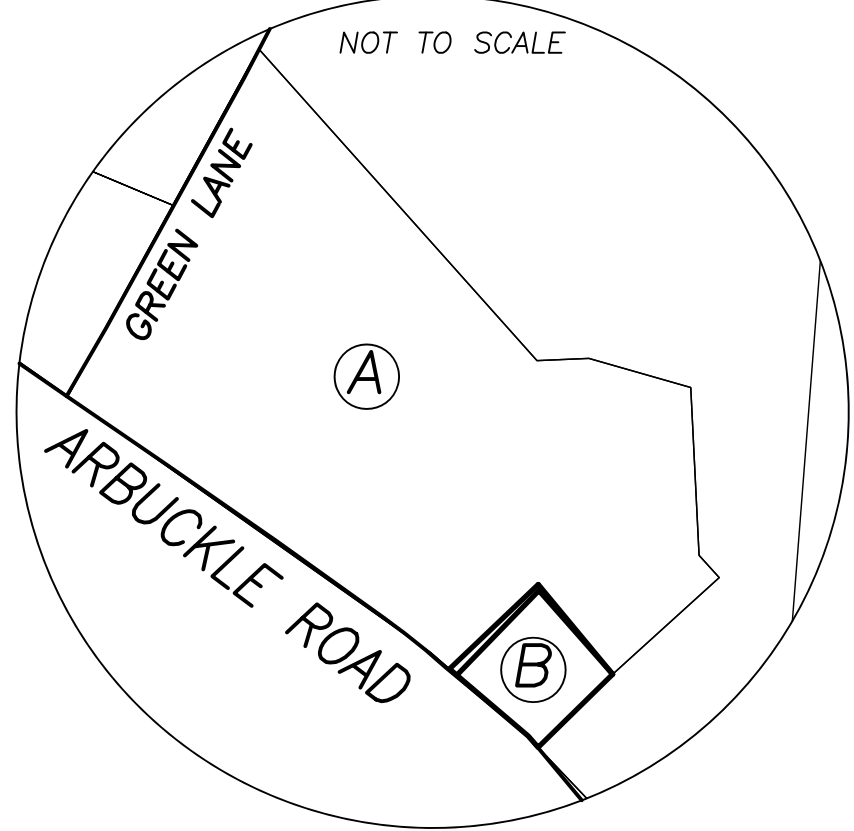
JERRY A & PATRICIA K  
DOWNING, JT LIVES, TOD  
OR 438 PG 1330  
159.7381 ACRES (DEED)  
60.1228 ACRES (AUDITOR)  
24-00929.000

N=712956.65'  
E=1700299.71'

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - IRON PIN (FOUND)
  - 5/8" ∅ IRON PIN (FOUND)
  - RAILROAD SPIKE (FOUND)
  - 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

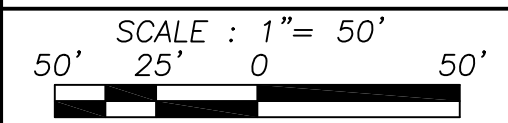
**LOCATION MAP**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 11/10/25

**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

**1.8471± ACRES,**  
**VMS 3900, SOMERFORD TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR FERRELL**



SCALE : 1" = 50'  
JOB No. S250931 CREW: MW  
SURVEYED 10/31/25 DWN BY: NC  
DRAWN 11/04/25 CHECK: RC

# COTTRILL SURVEYING, INC

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

## **0.1479 Acre Tract Surveyed for Ferrell**

The following described 0.1479 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, being part of a 28.2231 acre tract (Parcel 24-00929.002) as conveyed to Kathryn J Ferrell by Official Record 445 page 892, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Arbuckle Road (County Road 110, 50 feet right-of-way) and Green Lane (County Road 112) and being the Southwest corner of said 28.2231 acre tract;

Thence, with the centerline of Arbuckle Road with the following two courses:

- 1) South 55° 20' 49" East a distance of 1097.07 feet to a railroad spike found;
- 2) South 49° 50' 29" East a distance of 85.19 feet to a mag nail found at a corner to said 28.2231 acre tract and the westernmost corner of a 1.6992 acre tract conveyed to Kathryn J Ferrell by Official Record 445 page 892 and being the **True Point of Beginning**;

Thence, with the centerline of Arbuckle Road, **North 49° 50' 29" West** a distance of **23.86 feet** to a mag nail set;

Thence, across said 28.2231 acre tract with the following two new courses:

- 1) **North 45° 49' 02" East**, passing iron pin and cap set at 28.79 feet, a total distance of **302.31 feet** to an iron pin and cap set;
- 2) **South 40° 16' 01" East** a distance of **287.72 feet** to an iron pin and cap previously set in a line of a 159.7381 acre tract conveyed to Jerry A and Patricia K Downing, Joint Lives, TOD by Official Record 438 page 1330 and the easternmost corner of said 1.6992 acre tract;

Thence, around said 1.6992 acre tract with the following two courses:

- 1) **North 41° 57' 11" West** a distance of **275.29 feet** to an iron pin and cap previously set;
- 2) **South 43° 30' 02" West**, passing iron pin and cap previously set at 268.61 feet, a total distance of **291.26 feet** returning to the **True Point of Beginning**, containing **0.1479 Acres** more or less.

Bearings are based on a GPS observation on April 18, 2017, 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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on October 31, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250931-0.1479)



  
Nathan L. Cottrill, PS-8821

# COTTRILL SURVEYING, INC

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

## 1.8471 Acre Tract Surveyed for Ferrell

The following described 1.8471 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, being all of a 1.6992 acre tract (Parcel 24-00929.001) as conveyed to Kathryn J Ferrell by Official Record 445 page 892 and part of a 28.2231 acre tract (Parcel 24-00929.002) as conveyed to Kathryn J Ferrell by Official Record 445 page 892, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Arbuckle Road (County Road 110, 50 feet right-of-way) and Green Lane (County Road 112) and being the Southwest corner of said 28.2231 acre tract;

Thence, with the centerline of Arbuckle Road with the following two courses:

- 1) South 55° 20' 49" East a distance of 1097.07 feet to a railroad spike found;
- 2) South 49° 50' 29" East a distance of 85.19 feet to a mag nail found at a corner to said 28.2231 acre tract and the westernmost corner of said 1.6992 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Arbuckle Road, **North 49° 50' 29" West** a distance of **23.86 feet** to a mag nail set;

Thence, across said 28.2231 acre tract with the following two new courses:

- 1) **North 45° 49' 02" East**, passing iron pin and cap set at 28.79 feet, a total distance of **302.31 feet** to an iron pin and cap set;
- 2) **South 40° 16' 01" East** a distance of **287.72 feet** to an iron pin and cap previously set in a line of a 159.7381 acre tract conveyed to Jerry A and Patricia K Downing, Joint Lives, TOD by Official Record 438 page 1330 and the easternmost corner of said 1.6992 acre tract;

Thence, with the Northwest line of said 159.7381 acre tract, **South 44° 54' 36" West**, passing iron pin and cap previously set at 248.62 feet, a total distance of **257.62 feet** to a 5/8 inch diameter iron pin found at the southernmost corner of said 1.6992 acre tract;

Thence, with the southwest line of said 1.6992 acre tract with the following two courses:

- 1) **North 44° 07' 29" West** a distance of **37.70 feet** to a 5/8 inch diameter iron pin found;
- 2) **North 49° 50' 33" West** a distance of **230.81 feet** returning to the **True Point of Beginning**, containing **1.8471 Acres** more or less, of which 1.6992 acres more or less is all of said 1.6992 acre tract and 0.1479 acres more or less is part of said 28.2231 acre tract.


Bearings are based on a GPS observation on April 18, 2017, 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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on October 31, 2025 under the direction of Nathan L Cottrill, PS registration #8821. (Job #S250931-1.8471)



  
Nathan L. Cottrill, PS-8821