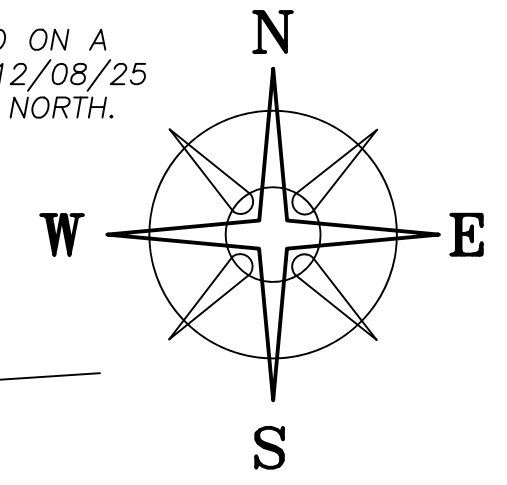


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/08/25
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
ERICA REAGYN SEMLER,
ANDREW DYLAN MYERS,
BAYLEE B SEMLER &
ROBERT M BOYD, JT LIVES
OR 436 PG 821
PARCEL No. 30-00099.000
Ⓐ 12.882 ACRES
43.057 ORG ACRES

CITY OF LONDON
OR 109 PG 1217
6.5469 ACRES
31-03084.000
R: 8005.28' L: 707.13' DOC: 0°42'57"
B: N 84°59'32" E C: 706.90'
D: 5°03'40"

CITY OF LONDON
UNION TOWNSHIP

9.4089± ACRES

ERNST ENTERPRISES INC
OR 375 PG 472
65.351 ACRES
99.3971 ORG ACRES

CITY OF LONDON
UNION TWP
20' R/W TO DICKERSON
UNION TWP
S 03°45'30" E 521.86'
@491.86'

KATHERINE JOANN WISEMAN
OR 95 PG 155
8.294 ACRES
31-03005.000

VMS 5802
UNION TOWNSHIP
CITY OF LONDON
VMS 5648/6322

1.6196± ACRES
1,5001± NET ACRES

1.6378± ACRES
1,5001± NET ACRES

TPOB
200.00'

POB
N=688004.94'
E=1709381.78'

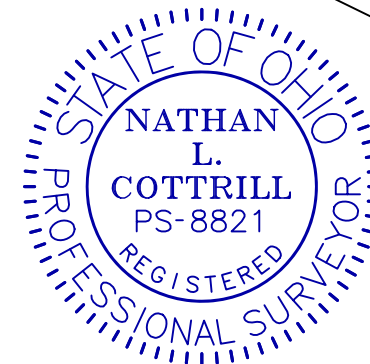
POB
N=688051.98'
E=1710055.60'

STATE ROUTE 665 (60'R/W)

PAYNE-THOMPSON ROAD
(T-101, 40' R/W)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓢ 3/4" T-BAR & CAP (FOUND)
 - RAILROAD SPIKE (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - ⊖ 1/2" ∅ IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - MAG NAIL (SET)
 - MAG NAIL (FOUND)
 - ⊕ 5/8" ∅ REBAR (FOUND)
 - ▲ 6" ∅ IRON FENCE POST (FOUND)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - △ MAD. CO. MON. 02-013 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 12/15/2025

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

**1.6196±, 1.6378± & 9.4089± ACRES,
VMS 5802, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SEMLER, MYERS & BOYD**

SCALE: 1" = 100'
100' 50' 0 100'

JOB No. S251118 : CREW: MW
SURVEYED 12/2025 : DWN BY: NC
DRAWN 12/10/25 : CHECK: RC

COTTRILL SURVEYING, INC

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

1.6196 Acre Tract *Surveyed for Semler, Myers & Boyd*

The following described 1.6196 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5802, being part of a 12.882 acre tract (Parcel 30-00099.000, 43.057 original acres) as conveyed to Erica Reagyn Semler, Andrew Dylan Myers, Baylee B Semler and Robert M Boyd, Joint Lives by Official Record 436 page 821, and being more particularly described as follows:

Beginning at a mag nail found at the centerline intersection of State Route 665 (60 feet right-of-way) and Payne-Thompson Road (Township Road 101, 40 feet right-of-way), being in the line between VMS 5802 and VMS 5648/6322, being at a corner to the line between Union Township and the City of London, being the Southeast corner of an 8.294 acre tract conveyed to Katherine Joann Wiseman by Official Record 95 page 155 and the Southwest corner of said 12.882 acre tract;

Thence, with the Northeast line of said 8.294 acre tract, said Corporation line and with said VMS line, **North 64° 05' 56" West** a distance of **61.03 feet** to an iron pin and cap set in the north right-of-way line of State Route 665,

Thence, across said 12.882 acre tract with the following three new courses:

- 1) **North 03° 45' 48" West** a distance of **326.72 feet** to an iron pin and cap set;
- 2) **North 86° 27' 30" East** a distance of **200.00 feet** to an iron pin and cap set;
- 3) **South 03° 45' 48" East**, passing an iron pin and cap set at 326.72 feet, a total distance of **356.72 feet** to a mag nail set in the centerline of State Route 665;

Thence, with the centerline of State Route 665, **South 86° 27' 30" West** a distance of **146.97 feet** returning to the Point of Beginning, containing **1.6196 Acres** more or less.

Bearings are based on a GPS observation on December 8, 2025, 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 December 8, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251118-1.6196)



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

Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

1.6378 Acre Tract Surveyed for Semler, Myers & Boyd

The following described 1.6378 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5802, being part of a 12.882 acre tract (Parcel 30-00099.000, 43.057 original acres) as conveyed to Erica Reagyn Semler, Andrew Dylan Myers, Baylee B Semler and Robert M Boyd, Joint Lives by Official Record 436 page 821, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of State Route 665 (60 feet right-of-way) and Payne-Thompson Road (Township Road 101, 40 feet right-of-way), being in the line between VMS 5802 and VMS 5648/6322, being at a corner to the line between Union Township and the City of London, being the Southeast corner of an 8.294 acre tract conveyed to Katherine Joann Wiseman by Official Record 95 page 155 and the Southwest corner of said 12.882 acre tract;

Thence, with the centerline of State Route 665, North 86° 27' 30" East a distance of 146.97 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 12.882 acre tract with the following three new courses:

- 1) **North 03° 45' 48" West**, passing iron pin and cap set at 30.00 feet, a total distance of **356.72 feet** to an iron pin and cap set;
- 2) **North 86° 27' 30" East** a distance of **200.00 feet** to an iron pin and cap set;
- 3) **South 03° 45' 48" East**, passing an iron pin and cap set at 326.72 feet, a total distance of **356.72 feet** to a mag nail set in the centerline of State Route 665;

Thence, with the centerline of State Route 665, **South 86° 27' 30" West** a distance of **200.00 feet** returning to the Point of Beginning, containing **1.6378 Acres** more or less.

Bearings are based on a GPS observation on December 8, 2025, 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 December 8, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251118-1.6378)



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

Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

9.4089 Acre Tract Surveyed for Semler, Myers & Boyd

The following described 9.4089 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5802, being part of a 12.882 acre tract (Parcel 30-00099.000, 43.057 original acres) as conveyed to Erica Reagyn Semler, Andrew Dylan Myers, Baylee B Semler and Robert M Boyd, Joint Lives by Official Record 436 page 821, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 665 (60 feet right-of-way) at the Southwest corner of a 65.351 acre tract conveyed to Ernst Enterprises Inc by Official Record 375 page 472 and the Southeast corner of said 12.882 acre tract, said railroad spike being at a corner between Union Township and the City of London, said railroad spike bears North 86° 27' 30" East a distance of 675.54 feet from a mag nail found at the centerline intersection of State Route 665 and Payne-Thompson Road (Township Road 101, 40 feet right-of-way);

Thence, with the centerline of State Route 665, **South 86° 27' 30" West** a distance of **328.57 feet** to a mag nail set;

Thence, across said 12.882 acre tract with the following three new courses:

- 1) **North 03° 45' 48" West**, passing iron pin and cap set at 30.00 feet, a total distance of **356.72 feet** to an iron pin and cap set;
- 2) **South 86° 27' 30" West**, passing iron pin and cap set at 200.00 feet, a total distance of **400.00 feet** to an iron pin and cap set;
- 3) **South 03° 45' 48" East** a distance of **326.72 feet** to an iron pin and cap set in the North right-of-way line of State Route 665, being in the line between VMS 5802 and VMS 5648/6322 and in the line between Union Township and the City of London, being in the Northeast line of an 8.294 acre tract conveyed to Katherine Joann Wiseman by Official Record 95 page 155;

Thence, with the Northeast line of said 8.294 acre tract, said Corporation line and with said VMS line, **North 64° 05' 56" West** a distance of **836.94 feet** to a 3/4-inch diameter iron pipe found at a corner to a 6.5469 acre tract conveyed to the City of London by Official Record 109 page 1217;

Thence, with the Northeast line of said 6.5469 acre tract, said Corporation line and with said VMS line, **North 65° 41' 00" West** a distance of **18.96 feet** to a 3/4-inch diameter iron pipe found;

Thence, with the South line of said 6.5469 acre tract and with said Corporation line with the following two courses:

- 1) **North 82° 27' 38" East** a distance of **767.52 feet** to a 3/4-inch diameter iron pipe found;
- 2) with a curve to the right, **radius of 8005.28 feet, arc length of 707.13 feet**, Delta angle of 5° 03' 40", chord bears North 84° 59' 32" East a distance of 706.90 feet to an iron pin and cap previously set in the West line of said Ernst's 65.351 acre tract;

Thence, with the West line of said 65.351 acre tract and with said Corporation line, **South 03° 45' 30" East**, passing a 5/8 inch diameter rebar found at 491.86 feet, a total distance of **521.86 feet** returning to the **Point of Beginning**, containing **9.4089 Acres** more or less.

Bearings are based on a GPS observation on December 8, 2025, 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 December 8, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251118-9.4089)



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

Nathan L. Cottrill, PS-8821