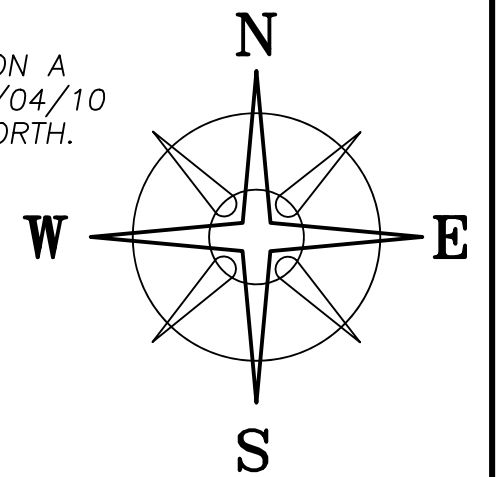


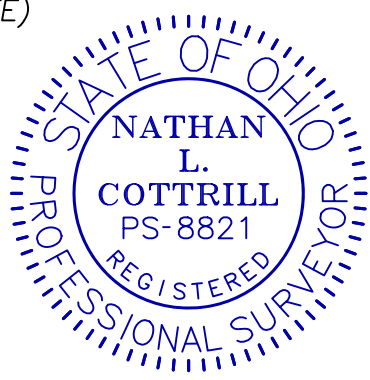
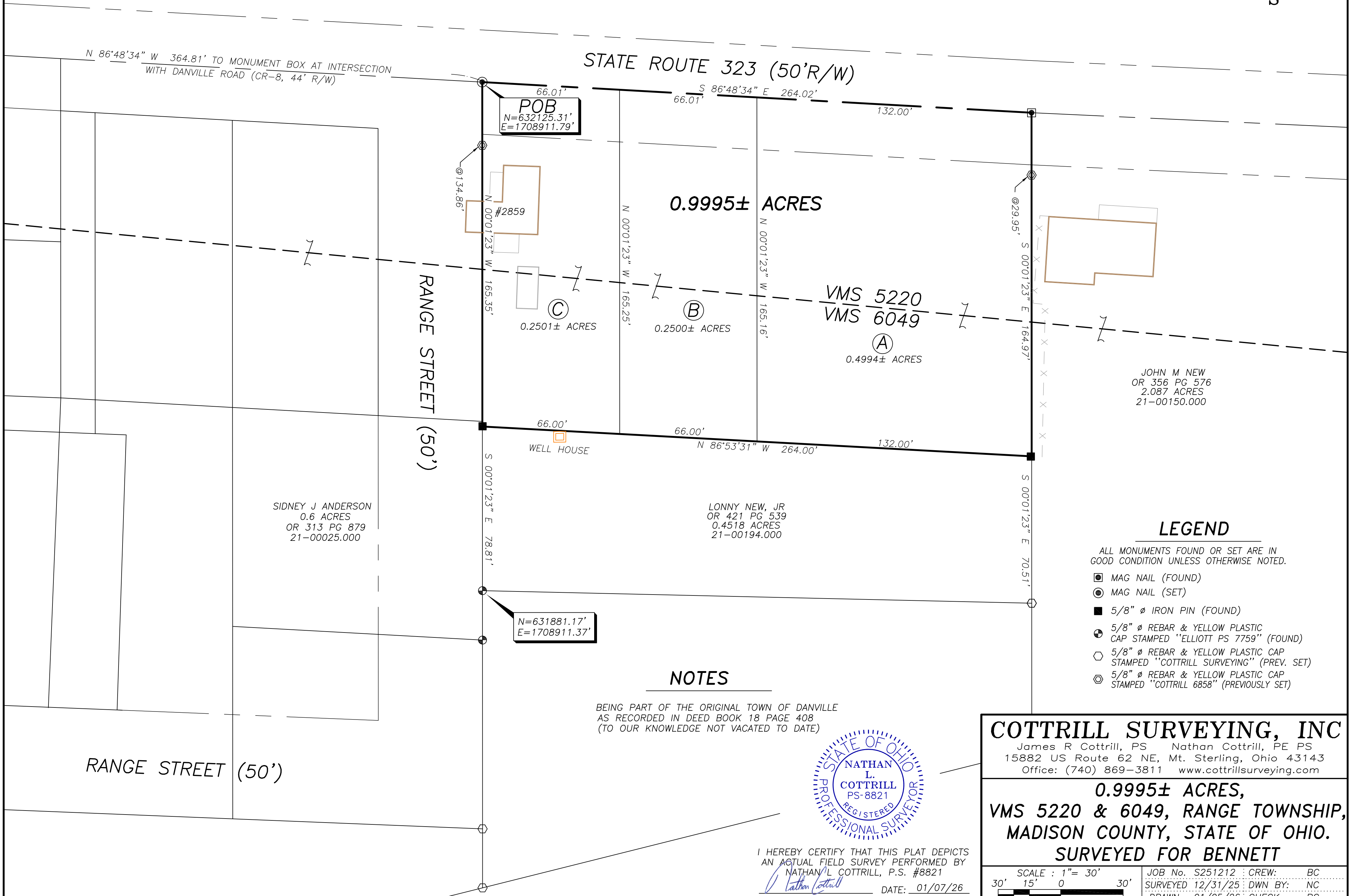
DEED REFERENCE

**BRIAN KEITH BENNETT &
MONICA D RHOADS, JT LIVES
OR 334 PG 2574**

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/04/10
WGS 1984 GEODETIC NORTH.



FIRST TRACT: **(A) 0.5 ACRES** SECOND TRACT: **(B) 0.25 AC** THIRD TRACT: **(C) 0.25 AC**
PARCEL No. 21-00112.000 PARCEL No. 21-00112.000 PARCEL No. 21-00112.000



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

**0.9995± ACRES,
VMS 5220 & 6049, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BENNETT**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 01/07/26

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S251212 CREW: BC
SURVEYED 12/31/25 DWN BY: NC
DRAWN 01/05/26 CHECK: RC

COTTRILL SURVEYING, INC

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

0.9995 Acre Tract *Surveyed for Bennett*

The following described 0.9995 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5220 and VMS 6049, being all of a 0.5 acre tract (Parcel 21-00112.000, First Tract), all of a 0.25 acre tract (Parcel 21-00112.000, Second Tract) and all of a 0.25 acre tract (Parcel 21-00112.000, Third Tract) all conveyed to Brian Keith Bennett and Monica D Rhoads, Joint Lives by Official Record 334 page 2574, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the centerline of State Route 323 (50 feet right-of-way) with the East line of Range Street (50 feet wide), being the Northwest corner of said 0.25 acre tract, said mag nail bears South 86° 48' 34" East a distance of 364.81 feet from a monument box found at the centerline intersection of State Route 323 and Danville Road (County Road 8, 44 feet right-of-way);

Thence, with the centerline of State Route 323, **South 86° 48' 34" East**, passing the Northwest corner of said 0.25 acre tract at 66.01 feet, passing the Northwest corner of said 0.5 acre tract at 132.02 feet, a total distance of **264.02 feet** to a mag nail found at the Northwest corner of a 2.087 acre tract conveyed to Jon M New by Official Record 356 page 576;

Thence, with the West line of said 2.087 acre tract, **South 00° 01' 23" East**, passing an iron pin and cap previously set at 29.95 feet, a total distance of **164.97 feet** to a 5/8 inch diameter rebar found at the Northeast corner of a 0.4518 acre tract conveyed to Lonny New, Jr by Official Record 421 page 539;

Thence, with the North line of said 0.4518 acre tract, **North 86° 53' 31" West**, passing the Southeast corner of said 0.25 acre tract at 132 feet, passing the Southeast corner of said 0.25 acre tract at 198.00 feet, a total distance of **264.00 feet** to a 5/8 inch diameter rebar found in the East line of said Range Street;

Thence, with the East line of Range Street, **North 00° 01' 23" West**, passing iron pin and cap previously set at 134.86 feet, a total distance of **165.35 feet** returning to the **Point of Beginning**, containing **0.9995 Acres** more or less, of which 0.4994 acres more or less is all of said 0.5 acre tract, 0.2500 acres more or less is all of said 0.25 acre tract and 0.2501 acres more or less is all of said 0.25 acre tract.

Bearings are based on a GPS observation on October 4, 2010, 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 previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on December 31, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251212-0.9995)



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

Nathan L. Cottrill, PS-8821