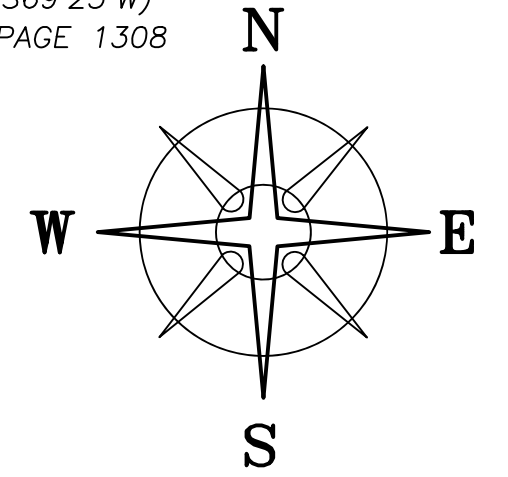


BEARINGS BASED ON THE \mathcal{C} OF U.S. 42 (S69°23'W)
AS DESCRIBED IN OFFICIAL RECORDED 110 PAGE 1308



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 10/16/2025

45.3866± ACRES
(A)

68.8220± ACRES
(B)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☆ ANGLE IRON FENCE POST (FOUND)
 - ▲ METAL FENCE POST (FOUND)
 - ⊛ R/W MONUMENT (FOUND)
 - ⊙ 3/4" ϕ IRON PIPE (FOUND)
 - 5/8" ϕ IRON PIN (FOUND)
 - △ MADISON COUNTY MONUMENT 02-022 (FOUND)
 - RAILROAD SPIKE (FOUND)
 - ⊠ MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊛ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "RET P.S. 6552" (FOUND)
 - ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

MTB US42 PAINT LLC
OR 325 PG 1634
68.9 ACRES
14-00279.000

RODERIC L & VIRGINIA H KRONK, JT LIVES
OR 181 PG 2206
30.0516 ACRES
14-00228.005

TODD D & JOANN L FISHER
OR 256 PG 953
16.069 ACRES
14-00211.000

JEFFREY L & KELLY MASSEY, JT LIVES
OR 294 PG 2216
3 ACRES
14-00211.001

MARY ANN SOMMER, TOD
OR 396 PG 2429
114.73 ACRES
14-00246.000

MTB US42 PAINT LLC
OR 325 PG 1634
174.043 ACRES
14-00278.000

POB
N=676680.29'
E=1674268.36'

POB
N=677010.09'
E=1675136.33'

DEED REFERENCE

WILLIAM K RICHEY (1/3),
LINDA RICHEY DIPMAN (1/3)
& ELAINE RICHEY EHLERS (1/3)

OR 365 PG 1553

(A) PARCEL No. 14-00211.002
45.081 ACRES
FIRST TRACT

(B) PARCEL No. 14-00211.002
68.9 ACRES
SECOND TRACT

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

**45.3866± & 68.8220± ACRES,
VMS 7176, 4514, 9821 & 12831, PAINT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RICHEY.**

SCALE : 1" = 200'
200' 100' 0 200'

JOB No. S250817 CREW: MW & BC
SURVEYED 10/2025 DWN BY: JRC
DRAWN 10/2025 CHECK: NC

COTTRILL SURVEYING, INC

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

45.3866 Acre Tract Surveyed for Richey

The following described 45.3866 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 7176, VMS 9821 and VMS 13162, being all of a 45.081 acre tract (Parcel 14-00211.002) conveyed to William K Richey (1/3), Linda Richey Dipman (1/3) and Elaine Richey Ehlers (1/3) by Official Record 365 page 1553, and being more particularly described as follows: Beginning at a railroad spike found at the intersection of the centerline of US Route 42 (90 feet right-of-way) with the West line of Bonner Road (Township Road 145, 33 feet right-of-way), being the Southwest corner of said 45.081 acre tract;

Thence, with the West line of Bonner Road, **North 03° 40' 57" East** a distance of **1676.82 feet** to a 3/4-inch diameter iron pipe found at the Southwest corner of a 3 acre tract conveyed to Jeffrey L and Kelly Massey, Joint Lives by Official Record 294 page 2216, and being in the line between VMS 13162 and VMS 7176;

Thence, around said 3 acre tract with the following two courses:

- 1) **South 85° 04' 20" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RET PS 6552" found at 36.56 feet, a total distance of **373.37 feet** to a 3/4-inch diameter iron pipe found;
- 2) **North 03° 40' 57" East** a distance of **349.94 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RET PS 6552" found in the South line of a 114.73 acre tract conveyed to Mary Ann Sommer, TOD by Official Record 396 page 2429;

Thence, with the South line of said 114.73 acre tract, **South 85° 04' 20" East**, passing a corner to a 174.043 acre tract conveyed to MTB US42 Paint LLC by Official Record 325 page 1634 at 680.22 feet, a total distance of **1410.55 feet** to an angle iron fence post found broken off at grade, being in the line between VMS 4514 and VMS 9821;

Thence, with the West line of said 174.043 acre tract and with said VMS 4514, **South 03° 44' 42" West** a distance of **639.25 feet** to an iron pin and cap previously set at the Northeast corner of a 16.069 acre tract conveyed to Todd D and JoAnn L Fisher by Official Record 256 page 953;

Thence, around said 16.069 acre tract with the following five courses:

- 1) **South 85° 36' 24" West** a distance of **1140.13 feet** to an iron pin and cap previously set;
- 2) **South 00° 23' 47" East** a distance of **293.97 feet** to a 5/8-inch diameter rebar found;
- 3) **South 18° 17' 33" East** a distance of **212.62 feet** to an iron pin and cap previously set;
- 4) **South 69° 45' 21" West** a distance of **47.08 feet** to an iron pin and cap previously set;
- 5) **South 18° 08' 23" East**, passing an iron pin and cap previously set at 276.98 feet, a total distance of **321.58 feet** to a mag nail found in the centerline of US Route 42;

Thence, with the centerline of US Route 42, **South 69° 04' 32" West** a distance of **913.96 feet** returning to the **Point of Beginning**, containing **45.3866 Acres** more or less.

Bearings are based on the centerline of US Route 42 (South 69° 23' West) as described in Official Record 110 page 1308.

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 13, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250817-45.3866)



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

68.8220 Acre Tract Surveyed for Richey

The following described 68.8220 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4514, VMS 7176 and VMS 12831, being all of a 68.9 acre tract (Parcel 14-00211.002) conveyed to William K Richey (1/3), Linda Richey Dipman (1/3) and Elaine Richey Ehlers (1/3) by Official Record 365 page 1553, and being more particularly described as follows: Beginning at a mag nail set in the centerline of US Route 42 (90 feet right-of-way) at the Northeast corner of a 30.0516 acre tract conveyed to Roderic L and Virginia H Kronk, Joint Lives by Official Record 181 page 2206 and the Northwest corner of said 68.9 acre tract, said mag nail bears North 69° 04' 32" East a distance of 928.61 feet from a railroad spike found at the intersection of the centerline of US Route 42 with the West line of Bonner Road (Township Road 145, 33 feet right-of-way);

Thence, with the centerline of US Route 42, **North 69° 04' 32" East** a distance of **1975.29 feet** to a mag nail set at the Northwest corner of a 68.9 acre tract conveyed to MTB US42 Paint LLC by Official Record 325 page 1634;

Thence, with the Southwest line of said 68.9 acre tract, **South 21° 43' 16" East**, passing a 5/8-inch diameter iron pin found at 44.83 feet, a total distance of **1448.73 feet** to an angle iron fence post found in the North line of a 35.2365 acre tract conveyed to the Board of Park Commissioners of Madison County Park by Official Record 150 page 1136;

Thence, with the North line of said 35.2365 acre tract with the following three courses:

- 1) **South 65° 36' 50" West** a distance of **1564.22 feet** to a 5/8-inch diameter iron pin found;
- 2) **North 26° 18' 13" West** a distance of **49.70 feet** to an angle iron fence post found;
- 3) **South 65° 42' 12" West** a distance of **460.63 feet** to a metal fence post found at the Southeast corner of said 30.0516 acre tract;

Thence, with the Northeast line of said 30.0516 acre tract, **North 19° 46' 42" West**, passing an angle iron fence post found at 1474.94 feet, a total distance of **1520.96 feet** returning to the **Point of Beginning**, containing **68.8220 Acres** more or less.

Bearings are based on the centerline of US Route 42 (South 69° 23' West) as described in Official Record 110 page 1308.

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 13, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250817-68.8220)



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

Nathan L. Cottrill, PS-8821