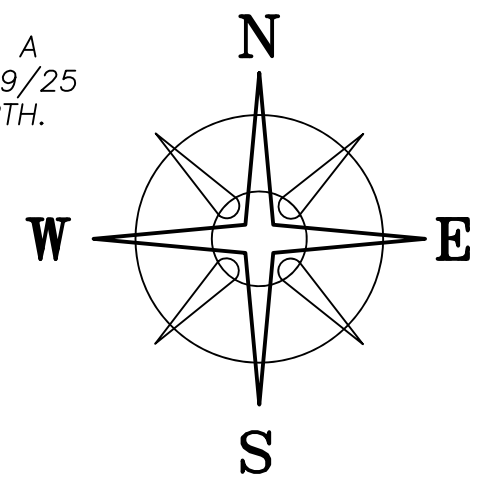


DEED REFERENCE
DAN MORAN PROPERTIES LLC
OR 314 PG 805

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 12/09/25
 WGS 1984 GEODETIC NORTH.



PARCEL #1:
(A) 4.00 ACRES
 PARCEL No. 26-00017.000

PARCEL #2:
(B) 12.647 ACRES
 PARCEL No. 26-00018.000
 TRACT I: 9.623 ACRES
 TRACT II: 6.146 ACRES
 EXCEPTING: 3.122 ACRES

LORI BETH MOSIER, LESLIE A HIDY,
 LINDA S WILHELM & DAVID E ROBERTS
 OR 410 PG 1140
 76.82 ACRES
 26-00035.000

MARK E CAIN, TOD
 OR 156 PG 1447
 3.12 ACRES
 26-00040.000
 SO-4E

POB
 N=734436.27'
 E=1686197.45'

11.3282± ACRES

5.3305± ACRES

(A) 3.9932± ACRES

POB
 N=733763.54'
 E=1686751.07'

CHRISTOPHER & DOREEN VAN BUSKIRK
 OR 367 PG 2195
 78.597 ACRES
 26-00019.000
 61-20

MADISON COUNTY
 CLARK COUNTY

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- ▣ MONUMENT BOX (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊗ 1/2" ∅ PINCHED IRON PIPE (FOUND)
- ⊙ 1/2" ∅ IRON PIPE (FOUND)
- 5/8" ∅ REBAR (FOUND)
- 3/4" ∅ IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL SET OVER IRON PIN (FOUND)
- ▣ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ MADISON/CLARK MONUMENT (FOUND)
 HEXAGON STAMPED 1894 CLARK-MADISON
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
 STAMPED "EDWARDS PS7574" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)



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

DATE: 12/17/25

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

5.3305± & 11.3282± ACRES,
VMS 6350 & 9235, SOMERFORD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAN MORAN

SCALE : 1" = 150'
 150' 75' 0 150'

JOB No. S250912 CREW: BC,MW
 SURVEYED 12/10/25 DWN BY: NC
 DRAWN 12/11/25 CHECK: RC

COTTRILL SURVEYING, INC

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

5.3305 Acre Tract Surveyed for Dan Moran

The following described 5.3305 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6350 and VMS 9235, being all of a 4.00 acre tract (Parcel 26-00017.000) and part of a 12.647 acre tract (Parcel 26-00018.000, part of a 9.623 original acre tract) both conveyed to Dan Moran Properties LLC by Official Record 314 page 805, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 187 (60 feet right-of-way) at the Northwest corner of a 78.597 acre tract Christopher and Doreen Van Buskirk by Official Record 367 page 2195 and the Southeast corner of said 4.00 acre tract, said railroad spike bears North 41° 03' 06" West a distance of 470.74 feet from a monument box found at the centerline intersection of State Route 187 and Lewis Road (County Road 117, 50 feet right-of-way);

Thence, with the North line of said 78.597 acre tract, **North 86° 00' 05" West**, passing iron pin and cap set at 42.50 feet, passing the Southeast corner of said 12.647 acre tract at 705.50 feet, a total distance of **970.45 feet** to an iron pin and cap set;

Thence, across said 12.647 acre tract with the following two new courses:

- 1) **North 03° 59' 55" East** a distance of **221.81 feet** to an iron pin and cap set;
- 2) **South 86° 00' 05" East** a distance of **322.74 feet** to an iron pin and cap set in the Northwest line of said 4.00 acre tract;

Thence, with the Northwest line of said 4.00 acre tract, **North 57° 01' 48" East**, passing iron pin and cap set at 278.27 feet, a total distance of **313.27 feet** to a mag nail set in the centerline of State Route 187;

Thence, with the centerline of State Route 187, **South 40° 05' 37" East** a distance of **571.15 feet** returning to the **Point of Beginning**, containing **5.3305 Acres** more or less, of which 3.9932 acres more or less is all of said 4.00 acre tract and 1.3373 acres more or less is part of said 12.647 acre tract.

Bearings are based on a GPS observation on December 9, 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 10, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250912-5.3305)



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

11.3282 Acre Tract Surveyed for Dan Moran

The following described 11.3282 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 9235, being part of a 12.647 acre tract (Parcel 26-00018.000, part of a 9.6230 original acre tract and part of a 6146 original acre tract) conveyed to Dan Moran Properties LLC by Official Record 314 page 805, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 187 (60 feet right-of-way) at the Southeast corner of a 3.12 acre tract conveyed to Mark E Cain, TOD by Official Record 156 page 1447 and the Northeast corner of said 12.647 acre tract, said railroad spike bears North 41° 03' 06" West a distance of 470.74 feet and North 40° 05' 37" West a distance of 871.30 feet from a monument box found at the centerline intersection of State Route 187 and Lewis Road (County Road 117, 50 feet right-of-way);

Thence, with the centerline of State Route 187, **South 40° 05' 37" East** a distance of **300.15 feet** to a mag nail set at the North corner of a 4.00 acre tract conveyed to Dan Moran Properties LLC by Official Record 314 page 805;

Thence, with the Northwest line of said 4.00 acre tract, **South 57° 01' 48" West**, passing iron pin and cap set at 35.00 feet, a total distance of **313.27 feet** to an iron pin and cap set;

Thence, across said 12.647 acre tract with the following two new courses:

- 1) **North 86° 00' 05" West** a distance of **322.74 feet** to an iron pin and cap set;
- 2) **South 03° 59' 55" West** a distance of **221.81 feet** to an iron pin and cap set in the North line of a 78.597 acre tract Christopher and Doreen Van Buskirk by Official Record 367 page 2195;

Thence, with the North line of said 78.597 acre tract with the following two courses:

- 1) **North 86° 00' 05" West**, passing the Southeast corner of said 6.146 original acre tract at 571.73 feet, a total distance of **812.18 feet** to a 1/2-inch diameter pinched iron pipe found;
- 2) **North 85° 29' 47" West** a distance of **470.52 feet** to a 1/2-inch diameter iron pipe found at a corner to a 76.82 acre tract conveyed to Lori Beth Mosier, Leslie A Hidy, Linda S Wilhelm and David E Roberts by Official Record 410 page 1140;

Thence, with the Southeast line of said 76.82 acre tract, **North 67° 23' 30" East** a distance of **1126.78 feet** to a 5/8 inch diameter rebar found at the Northwest corner of said Cain's 3.12 acre tract;

Thence, around said 3.12 acre tract with the following three courses:

- 1) **South 40° 07' 07" East**, passing the Northwest line of said 9.623 original acre tract at 160.07 feet, a total distance of **269.33 feet** to a 5/8 inch diameter rebar found;
- 2) **North 67° 21' 19" East** a distance of **305.06 feet** to a 3/4-inch diameter iron pin found;
- 3) **North 49° 55' 42" East**, passing an iron pin and cap set at 219.50 feet, a total distance of **249.50 feet** returning to the **Point of Beginning**, containing **11.3282 Acres** more or less, of which 6.1087 acres more or less is part of said 9.623 original acre tract and 5.2195 acres more or less is all that remains of said 6.146 original acre tract.

Bearings are based on a GPS observation on December 9, 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 10, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250912-11.3282)



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

Nathan L. Cottrill, PS-8821