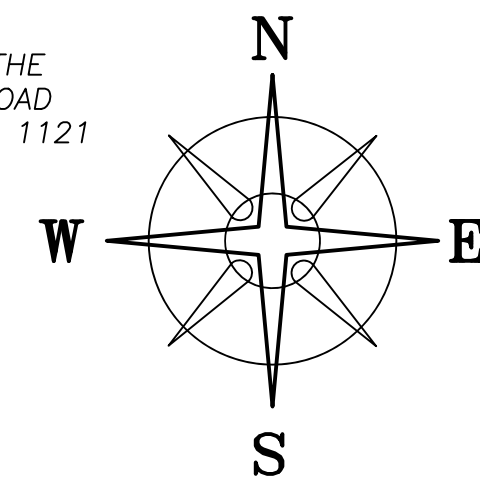


BEARINGS ARE BASED ON THE
CENTERLINE OF CHRISMAN ROAD
AS DESCRIBED IN OR 267 PG 1121
(S 89°00' E)



VMS 6824
VMS 5206

MARY L ROBERTS, TOD
OR 241 PG 2116
29.9946 ACRES
21-00015.000

YANKEETOWN-CHENOWETH ROAD

TPOB

20.1009± ACRES

9.8945± ACRES

JIM S & MARJORIE B DEYO
OR 73 PG 925
70.728 ACRES
21-00169.000

POB
N=633707.86'
E=1727029.80'

(CR-9, 50' R/W)

N=631586.96'
E=1727492.07'

LINE	BEARING	DISTANCE
L1	N 67°33'39" E	148.64'
L2	S 47°21'12" E	76.23'
L3	S 67°33'39" W	148.64'

STATE ROUTE 323
(60' R/W)

DEED REFERENCE
DOUGLAS A HOBSON &
CATHLEEN C HOBSON
OR 193 PG 2429
PARCEL No. 21-00015.001
Ⓐ 29.9946 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
- ◇ PK NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" ∅ REBAR (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 12/22/2025

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

**9.8945± & 20.1009± ACRES,
VMS 5206, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TURNER**

SCALE : 1" = 150'	JOB No. S251201	CREW: MW,BC
150' 75' 0 150'	SURVEYED 12/2025	DWN BY: NC
	DRAWN 12/2025	CHECK: RC

COTTRILL SURVEYING, INC

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

9.8945 Acre Tract Surveyed for Turner

The following described 9.8945 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5206, being part of a 29.9946 acre tract (Parcel 21-00015.001) conveyed to Douglas A Hobson and Catleen C Hobson by Official Record 193 page 2429, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Yankeetown-Chenoweth Road (County Road 9, 50 feet right-of-way) at the Northeast corner of a 70.728 acre tract conveyed to Jim S and Marjorie B Deyo by Official Record 73 page 925 and the Southeast corner of said 29.9946 acre tract, said PK nail bears North 12° 36' 02" West a distance of 2170.87 feet from a monument box found at the centerline intersection of Yankeetown-Chenoweth Road and State Route 323;

Thence, with the North line of said 70.728 acre tract, **North 89° 02' 58" West**, passing a 5/8 inch diameter rebar found at 26.05 feet, a total distance of **1517.36 feet** to an iron pin and cap set;

Thence, across said 29.9946 acre tract with the following three new courses:

- 1) **North 00° 57' 02" East** a distance of **286.65 feet** to an iron pin and cap set;
- 2) **South 89° 02' 58" East** a distance of **1252.99 feet** to an iron pin and cap set;
- 3) **North 67° 33' 39" East**, passing iron pin and cap set at 119.51 feet, a total distance of **148.64 feet** to a mag nail set in the centerline of Yankeetown-Chenoweth Road;

Thence, with the centerline of Yankeetown-Chenoweth Road with the following two courses:

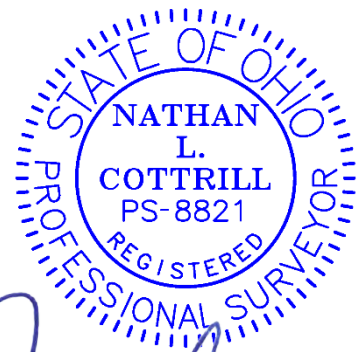
- 1) **South 47° 21' 12" East** a distance of **76.23 feet** to a 5/8 inch diameter rebar found;
- 2) **South 12° 35' 16" East** a distance of **303.38 feet** returning to the **Point of Beginning**, containing **9.8945 Acres** more or less.


Bearings are based on the centerline of Chrisman Road (South 89° 00' East) as described in Official Record 267 page 1121.

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 17, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251201-9.8945)




Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

20.1009 Acre Tract Surveyed for Turner

The following described 20.1009 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5206, being part of a 29.9946 acre tract (Parcel 21-00015.001) conveyed to Douglas A Hobson and Catleen C Hobson by Official Record 193 page 2429, and being more particularly described as follows:

Commencing at a PK nail found in the centerline of Yankeetown-Chenoweth Road (County Road 9, 50 feet right-of-way) at the Northeast corner of a 70.728 acre tract conveyed to Jim S and Marjorie B Deyo by Official Record 73 page 925 and the Southeast corner of said 29.9946 acre tract, said PK nail bears North 12° 36' 02" West a distance of 2170.87 feet from a monument box found at the centerline intersection of Yankeetown-Chenoweth Road and State Route 323;

Thence, with the centerline of Yankeetown-Chenoweth Road with the following two courses:

- 1) North 12° 35' 16" West a distance of 303.38 feet to a 5/8 inch diameter rebar found;
- 2) North 47° 21' 12" West a distance of 389.66 feet to a PK nail found in the centerline of Yankeetown-Chenoweth Road, being the Southeast corner of a 29.9946 acre tract conveyed to Mary L Roberts, TOD by Official Record 241 page 2116 and the Northeast corner of said 29.9946 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Yankeetown-Chenoweth Road, **South 47° 21' 12" East** a distance of **313.43 feet** to a mag nail set;

Thence, across said 29.9946 acre tract with the following three new courses:

- 1) **South 67° 33' 39" West**, passing iron pin and cap set at 29.13 feet, a total distance of **148.64 feet** to an iron pin and cap set;
- 2) **North 89° 02' 58" West** a distance of **1252.99 feet** to an iron pin and cap set;
- 3) **South 00° 57' 02" West** a distance of **286.65 feet** to an iron pin and cap set in the North line of said Deyo's 70.728 acre tract;

Thence, with the North line of said 70.728 acre tract, **North 89° 02' 58" West** a distance of **963.52 feet** to a 5/8 inch diameter rebar found in the East line of a 97.782 acre tract conveyed to James R Moats by Official Record 362 page 490;

Thence, with the East line of said 97.782 acre tract, **North 01° 30' 48" East** a distance of **554.11 feet** to an iron pin and cap previously set at the Southwest corner of said Roberts' 29.9946 acre tract;

Thence, with the South line of said 29.9946 acre tract, **South 89° 03' 03" East**, passing a 5/8 inch diameter rebar found at 2075.96 feet, a total distance of **2113.47 feet** returning to the **True Point of Beginning**, containing **20.1009 Acres** more or less.

Bearings are based on the centerline of Chrisman Road (South 89° 00' East) as described in Official Record 267 page 1121.

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 17, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251201-20.1009)



Nathan Cottrill
Nathan L. Cottrill, PS-8821