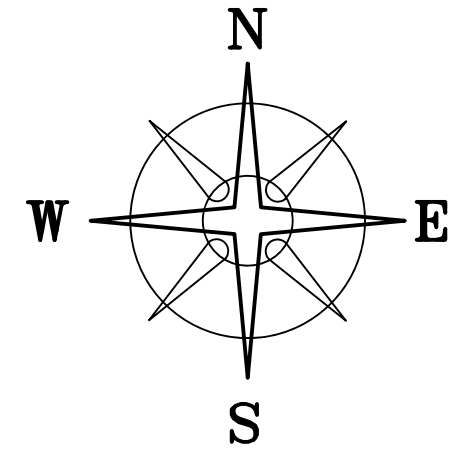


CHRIS D JEFFRIES, TOD CONNIE L JEFFRIES, TRUSTEE
 OR 405 PG 2101
 222.621 ACRES
 21-00226.000

BEARINGS BASED ON THE C OF BROAD STREET (S 89°50'E)
 AS SHOWN ON SLIDE #96 & #97 COUNTS ADD.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- 6" Ø STEEL FENCE POST (FOUND)
- 1/2" Ø PIPE (FOUND)
- ◻ 1" SQUARE IP INSIDE 2.5" STEEL POST (FOUND)
- △ COUNTY MONUMENT 02-008 (FOUND)
- RAILROAD SPIKE (FOUND)
- 2'X1' CONCRETE FENCE POST (FOUND)
- 5" WOOD FENCE POST (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & ORANGE CAP STAMPED "SHARRETT-8019" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREV. SET)



ADJOINER DEED REFERENCE

- 1 BUCKEYE ONE PROPERTIES LLC
OR 436 PG 1125, 1 ACRE
22-00034.000
- 2 DONALD R GLISPIE, JR & TRACI L GLISPIE, JT LIVES
OR 271 PG 2687, 0.215 AC.
22-00022.000
- 3 OR 427 PG 2657, 0.215 AC.
22-00023.000
- 4 JOE DAVE & ZOE MICHELLE HAMM, JT LIVES
OR 353 PG 1056, 0.2 AC.
22-00245.000
- 5 OR 330 PG 369, 0.38 AC.
22-00244.000

NEWPORT CROSSING LLC
 OR 423 PG 531
 30.4076 ACRES
 21-00140.001
 22-00091.002

TWIN OAK CROP FARMS LLC
 OR 412 PG 1722
 99.263 ACRES
 21-00001.000

97.9894± ACRES

97.4743± ACRES

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	228.42'
L2	N 89°46'40" W	164.34'

MINSHALL'S ADDITION
 NORTH CHURCH STREET (60' WIDE)
 PB 1 PG 36

VMS 6050
 STATE ROUTE 323 (60' R/W)

VMS 7263
 ODOT R/W PLANS S.H. 658 SEC A FEDERAL STREET (66')

DEED REFERENCE

JOHN E DIXON, SUCCESSOR TRUSTEE &
 DAVID W DIXON, SUCCESSOR TRUSTEE
 OF THE WAYNE D DIXON REVOCABLE LIVING TRUST
 OR 426 PG 2607

VILLAGE OF MIDWAY: 18.81 ACRES
 PARCEL No. 22-00248.000
 RANGE TOWNSHIP: 77.29 ACRES
 PARCEL No. 21-00302.000
 TRACT I: **96.10 ACRES**
 TRACT X: **0.5 ACRES**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 12/30/25

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

**97.9894± ACRES, VMS 6050,
 RANGE TWP & VILLAGE OF MIDWAY,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR TONY GILL**

SCALE : 1" = 200'	JOB No. S251207	CREW: BC
200' 100' 0 200'	SURVEYED 12/18/25	DWN BY: RC
	DRAWN 12/19/25	CHECK: NC

PRAIRIE ROAD
 (CR 77, 50'R/W)

POB
 N=632918.70'
 E=1691440.53'
 POB BEARS
 S 84°30'05" W
 2382.33' FROM
 MON. 02-008

COTTRILL SURVEYING, INC

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

97.9894 Acre Tract Surveyed for Tony Gill

The following described 97.9894 acre tract is situated in the State of Ohio, Madison County, Range Township and the Village of Midway, VMS 6050, being all of a 96.10 acre tract (Range Township Parcel 21-00302.000, 77.29 acres and Village of Midway Parcel 22-00248.000, 18.81 acres) and all of a 0.5 acre tract (Parcel 22-00257.000) conveyed to John E Dixon, Successor Trustee and David W Dixon, Successor Trustee by Official Record 426 page 2607, and being more particularly described as follows:

Beginning at a monument box found at the centerline intersection of State Route 323 (60 feet right-of-way) and Prairie Road (County Road 77, 50 feet right-of-way), being in the line between VMS 6050 and VMS 7263 and being in the South line of said 96.10 acre tract;

Thence, with the centerline of State Route 323 and with said VMS line, **North 89° 28' 27" West** a distance of **422.36 feet** to a mag nail set at the Southeast corner of a 99.263 acre tract conveyed to Twin Oak Crop Farms LLC by Official Record 412 page 1722;

Thence, with the East line of said 99.263 acre tract, **North 03° 50' 27" East**, passing an iron pin and cap set at 30.05 feet, a total distance of **2436.25 feet** to a recorded stone found in the South line of a 222.621 acre tract conveyed to Chris D Jeffries, TOD by Official Record 405 page 2101;

Thence, with the South line of said 222.621 acre tract, **South 89° 44' 44" East**, passing an iron pin and cap set at 1190.23 feet, a total distance of **1200.23 feet** to the north side of a 2-foot by 1-foot concrete fence post found at the Northwest corner of a 30.4076 acre tract conveyed to Newport Crossing, LLC by Official Record 423 page 531;

Thence, around said 30.4076 acre tract with the following three courses:

- 1) **South 00° 15' 44" East** a distance of **1044.91 feet** to a 1-inch square iron pin inside a 2.5 inch steel post found;
- 2) **South 89° 19' 18" East** a distance of **1173.44 feet** to a 6 inch diameter steel fence post found;
- 3) **South 00° 03' 12" East**, passing the Range Township/Village of Midway line at 143.08 feet, passing a 6 inch diameter steel fence post found at the Northwest corner of a 1 acre tract conveyed to Buckeye One Properties LLC by Official Record 436 page 1125 at 216.24 feet, a total distance of **408.78 feet** to an iron pin and cap set;

Thence, with the South line of said 1 acre tract, **South 89° 20' 19" East**, passing the Northwest corner of said 0.5 acre tract at 58.42 feet, passing an iron pin and cap set at 195.42 feet, a total distance of **228.42 feet** to a mag nail set in the centerline of Main Street (66 feet wide);

Thence, with the centerline of Main Street, **South 00° 02' 49" East**, passing a corner to said 96.10 acre tract at 132.00 feet, a total distance of **238.29 feet** to a mag nail set at a corner to said 96.10 acre tract;

Thence, with said 96.10 acre tract, **North 89° 46' 40" West**, passing a 1/2-inch diameter iron pipe found at the Northeast corner of a 0.215 acre tract conveyed to Donald R Glispie, Jr and Traci L Glispie, Joint Lives by Official Record 271 page 2687 at 32.54 feet, a total distance of **164.34 feet** to an iron pin and cap set;

Thence, with the West line of said 0.215 acre tract, **South 00° 00' 24" East**, passing the Northwest corner of a 0.215 acre tract conveyed to Donald R Glispie, Jr and Traci L Glispie, Joint Lives by Official Record 427 page 2657 at 71.28 feet, passing a 1/2-inch diameter iron pipe found at the Northwest corner of a 0.2 acre tract conveyed to Joe David and Zoe Michelle Hamm, Joint Lives by Official Record 353 page 1056 at 142.56 feet, passing the Northwest corner of a 0.38 acre tract conveyed to Joe David and Zoe Michelle Hamm, Joint Lives by Official Record 330 page 369 at 208.77 feet 0.48 feet right of line, a total distance of **238.61 feet** to a 1/2-inch diameter iron pipe found at the Northeast corner of Minshall's Addition as recorded in Plat Book 1 page 36;

Thence, around said Minshall's Addition with the following two courses:

- 1) **North 89° 31' 54" West** a distance of **1191.50 feet** to an iron pin and cap set at the Northwest corner of Lot 40 of said Addition and being in the line between Range Township and the Village of Midway;
- 2) with said Corp. line, **South 00° 22' 28" West**, passing iron pin and cap set at 475.50 feet, a total distance of **505.50 feet** to a mag nail set in the centerline of State Route 323 and in the line between VMS 6050 and VMS 7263;

Thence, with the centerline of State Route 323 and with said VMS line, **North 89° 13' 12" West** a distance of **989.23 feet** returning to the **Point of Beginning**, containing **97.9894 Acres** more or less, of which 97.4743 acres more or less is all of said 96.10 acre tract and 0.5151 acres more or less is all of said 0.5 acre tract, of which 77.2835 acres more or less is in Range Township and 20.7059 acres more or less is in the Village of Midway.

Bearings are based on the centerline of Broad Street (South 89° 50' East) as shown on Slides 96 and 97, Counts Addition.

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 18, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251207-97.9894)



Nathan L. Cottrill, PS-8821