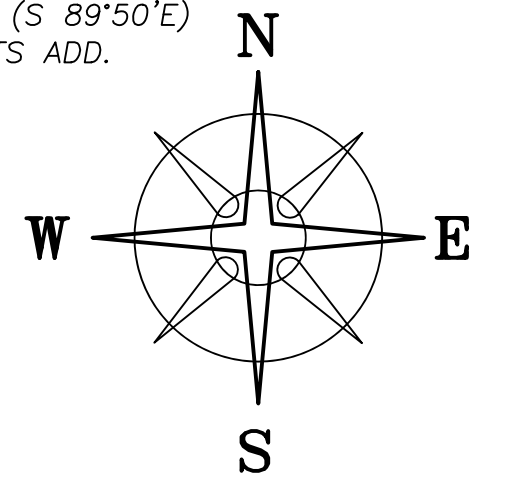
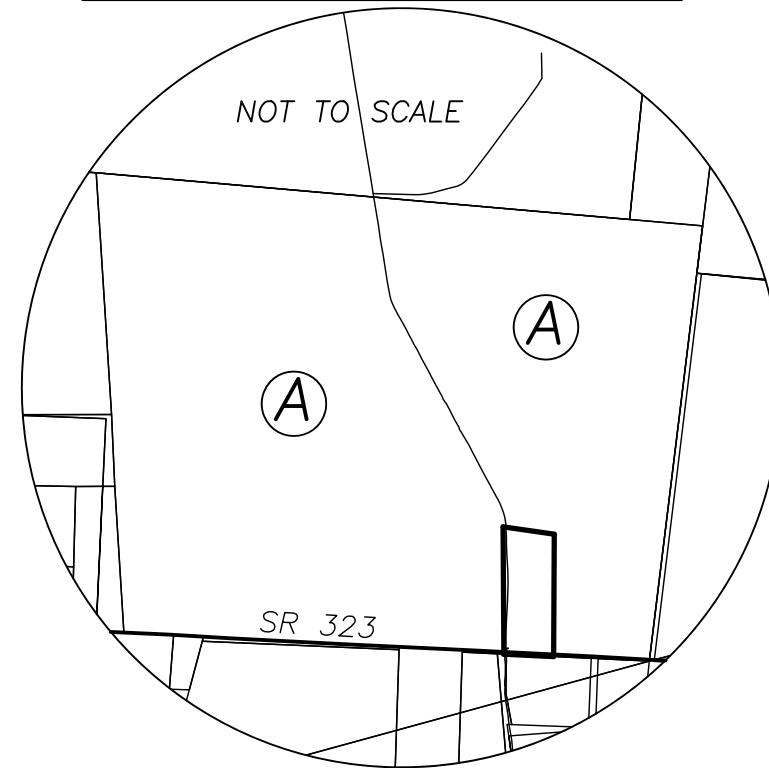


BEARINGS BASED ON THE \bar{C} OF BROAD STREET (S 89°50'E)
AS SHOWN ON SLIDE #96 & #97 COUNTS ADD.



DEED REFERENCE
JOHN E DIXON & DAVID W DIXON,
SUCCESSOR TRUSTEES
OF THE WAYNE D DIXON REVOCABLE LIVING TRUST
OR 447 PG 155
PARCEL No. 21-00217.000
Ⓐ 204.459 ACRES
TRACT 2: 209.768 ORG ACRES

LOCATION MAP



LEGEND

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

- HARROW TOOTH (FOUND)
- ⬠ 5/8" ϕ REBAR & RED PLASTIC CAP STAMPED "MCCARTY ASSOC" (FOUND)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

5.0811± ACRES

WILLIAM CATHCART DITCH

VMS 6050
VMS 8056

WALTER L. KUHLEWEIN, TRUSTEE
OR 192 PG 488
1.47 ACRES
21-00200.000

POINT OF COMMENCEMENT
N=632566.78'
E=1698395.43'

STATE ROUTE 323 (50' R/W)

CENTERLINE OF SR 323

SOUTH LINE OF 204.459 ACRE TRACT

TPOB
N=632595.84'
E=1697828.54'
TPOB BEARS
S 85°34'40" E 4037.34'
FROM MONUMENT 02-008



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

Nathan Cottrill DATE: 03/03/26

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

**5.0811± ACRES,
VMS 6050, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DIXON**

SCALE : 1" = 60'
60' 30' 0 60'

JOB No. S260206 CREW: MW
SURVEYED 02/24/26 DWN BY: NC
DRAWN 02/25/26 CHECK: MW

COTTRILL SURVEYING, INC

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

5.0811 Acre Tract Surveyed for Dixon

The following described 5.0881 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6050, being part of a 204.459 acre tract (Parcel 21-00217.000, 209.768 original acres) as conveyed to John E Dixon and David W Dixon, Successor Trustees by Official Record 447 page 155, and being more particularly described as follows:

Commencing at an iron pin and cap previously set at the Southeast corner of said 204.459 acre tract and the Southwest corner of a 1.47 acre tract conveyed to Walter L Kuhlwein, said iron pin and cap being at the intersection of VMS 6050, VMS 8056 and VMS 4156, and being in the south berm of State Route 323 (50 feet right-of-way);

Thence, with the South line of said 204.459 acre tract and along the south berm of said State Route 323, North 89° 12' 53" West a distance of 567.71 feet to an iron pin and cap set at the **True Point of Beginning**, said iron pin and cap bears South 85° 34' 40" East a distance of 4037.34 feet from Madison County Monument 02-008;

Thence, continuing with the South line of said 204.459 acre tract and along the south berm of said State Route 323, **North 89° 12' 53" West**, passing a harrow tooth found at 279.76 feet, a total distance of **294.77 feet** to a point in the centerline of William Cathcart Ditch;

Thence, across said 204.459 acre tract with the following three new courses:

- 1) **North 02° 22' 34" West**, passing the centerline of State Route 323 at 9.97 feet, a total distance of **754.60 feet** to a point;
- 2) South 83° 48' 54" East, passing iron pin and cap set at 30.00 feet, a total distance of **307.00 feet** to an iron pin and cap set;
- 3) **South 01° 38' 41" East**, passing an iron pin and cap set at 689.21 feet, passing the centerline of State Route 323 at 715.76 feet, a total distance of **725.21 feet** returning to the **True Point of Beginning**, containing **5.0811 Acres** more or less.


Bearings are based on the centerline of Broad Street (South 89° 50' East) as shown on Slide 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 February 24, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260206-5.0811)




Nathan L. Cottrill, PS-8821