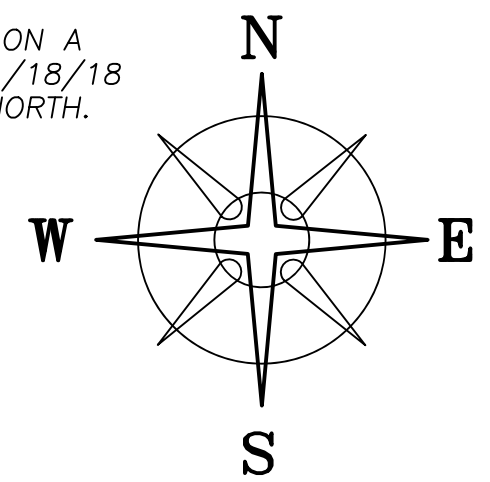


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/18/18
WGS 1984 GEODETIC NORTH.



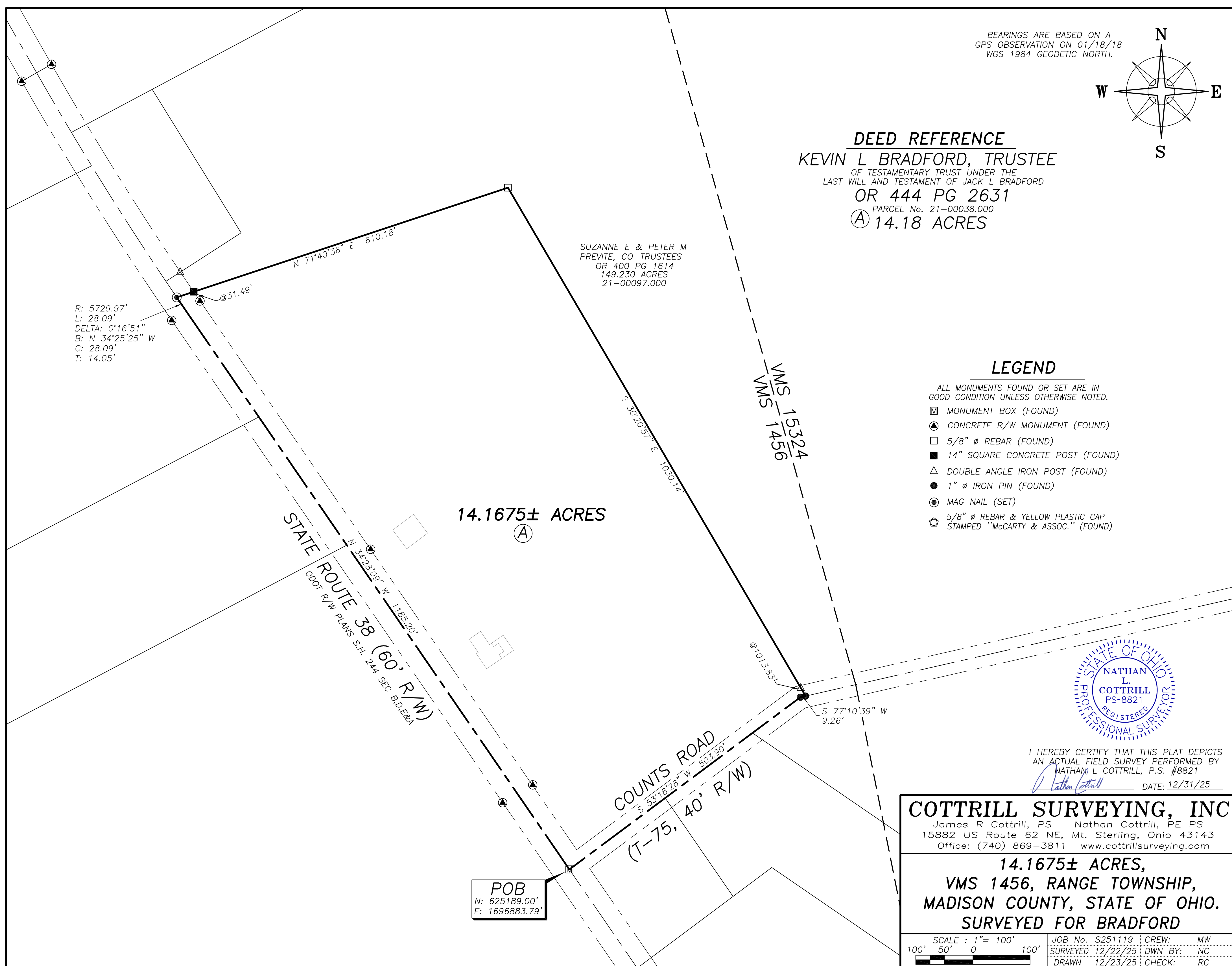
DEED REFERENCE
KEVIN L BRADFORD, TRUSTEE
 OF TESTAMENTARY TRUST UNDER THE
 LAST WILL AND TESTAMENT OF JACK L BRADFORD
OR 444 PG 2631
 PARCEL No. 21-00038.000
 (A) **14.18 ACRES**

SUZANNE E & PETER M
 PREVITE, CO-TRUSTEES
 OR 400 PG 1614
 149.230 ACRES
 21-00097.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - ⊙ CONCRETE R/W MONUMENT (FOUND)
 - 5/8" Ø REBAR (FOUND)
 - 14" SQUARE CONCRETE POST (FOUND)
 - △ DOUBLE ANGLE IRON POST (FOUND)
 - 1" Ø IRON PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "McCARTY & ASSOC." (FOUND)

R: 5729.97'
 L: 28.09'
 DELTA: 0°16'51"
 B: N 34°25'25" W
 C: 28.09'
 T: 14.05'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 12/31/25

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

14.1675± ACRES,
VMS 1456, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BRADFORD

SCALE : 1" = 100'	JOB No. S251119	CREW: MW
100' 50' 0 100'	SURVEYED 12/22/25	DWN BY: NC
	DRAWN 12/23/25	CHECK: RC

COTTRILL SURVEYING, INC

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

14.1675 Acre Tract Surveyed for Bradford

The following described 14.1675 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 1456, being all of a 14.18 acre tract (Parcel 21-00038.000) as conveyed to Kevin L Bradford, Trustee by Official Record 444 page 2631, and being more particularly described as follows:

Beginning at a monument box found at the centerline intersection of State Route 38 (60 feet right-of-way) and Counts Road (Township Road 75, 40 feet right-of-way), being the South corner of said 14.18 acre tract;

Thence, with the centerline of State Route 38 with the following two courses:

- 1) **North 34° 28' 09" West** a distance of **1185.20 feet** to the PC of a curve;
- 2) with a **curve to the right, radius of 5729.97 feet, arc length of 28.09 feet**, Delta angle of 0° 16' 51", chord bears North 34° 25' 25" West a distance of 28.09 feet to a mag nail set at a corner to a 149.230 acre tract conveyed to Suzanne E and Peter M Previte, Co-Trustees by Official Record 400 page 1614;

Thence, with said 149.230 acre tract with the following two courses:

- 1) **North 71° 40' 36" East**, passing a 14-inch square concrete fence post found at 31.49 feet, a total distance of **610.18 feet** to a 5/8 inch diameter rebar found;
- 2) **South 30° 20' 57" East**, passing a double angle iron fence post found at 1013.83 feet, a total distance of **1030.14 feet** to a 1-inch diameter iron pin found in the centerline of Counts Road;

Thence, with the centerline of Counts Road with the following two courses:

- 1) **South 77° 10' 39" West** a distance of **9.26 feet** to a 1-inch diameter iron pin found;
- 2) **South 53° 18' 28" West** a distance of **503.90 feet** returning to the **Point of Beginning**, containing **14.1675 Acres** more or less.

Bearings are based on a GPS observation on January 18, 2018, 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 22, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251119-14.1675)



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

Nathan L. Cottrill, PS-8821