

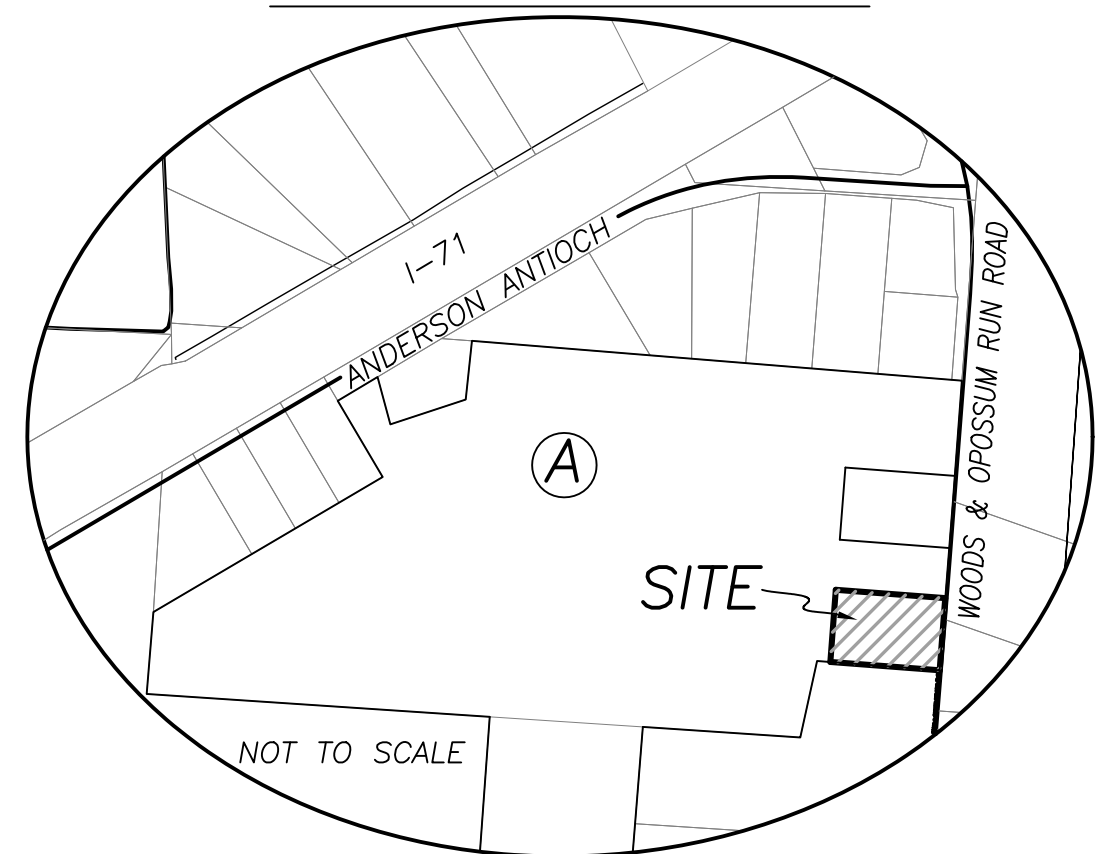
BEARINGS ARE BASED ON A GPS OBSERVATION ON 06/10/06 WGS 1984 GEODETIC NORTH.

POINT OF COMMENCEMENT
N=649670.57'
E=1758168.06'

MONUMENT BOX @ CENTERLINE INTERSECTION WITH ANDERSON ANTIPOCH (CR-59, 40' R/W) BEARS N 01°39'49" E 561.20'

DEED REFERENCE
BLESSING MULTIPLIED LLC
OR 426 PG 632
① PARCEL No. 17-00628.000
52.8513 ACRES

LOCATION MAP



KEVIN A & STACY A DANIELS JT LIVES
OR 399 PG 1433
1.5984 ACRES
S220216

WOODS & OPOSSUM RUN ROAD (CR-56, 40' R/W)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ HARROW TOOTH (FOUND)
 - MAG NAIL (FOUND)
 - PONY SPIKE (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - ⊙ 3/4" ∅ PIPE & YELLOW PLASTIC CAP STAMPED "RET PS 6552" (FOUND)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREV. SET)

① **1.5984± ACRES**
1.5000± NET ACRES

TPOB
N=648811.05'
E=1758100.00'

NOTE: THE IPC PREVIOUSLY SET @20.00' HAS BEEN DESTROYED

JAMIE A MYERS & SAVANNAH R BROCK
OR 370 PG 1452
7.6562 ACRES
24-91



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 11/20/25

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

1.5984± ACRES
VMS 8800, PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WARD

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

JOB No. S250710 CREW: MW
SURVEYED 11/18/25 DWN BY: NC
DRAWN 11/19/25 CHECK: RC

COTTRILL SURVEYING, INC

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1.5984 Acre Tract Surveyed for Ward

The following described 1.5984 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8800, being part of a 52.8513 acre tract (Parcel 17-00628.000) conveyed to Blessing Multiplied LLC by Official Record 426 page 632, and being more particularly described as follows:

Commencing at a harrow tooth found in the centerline of Woods and Opossum Run Road (County Road 56, 40 feet right-of-way) at the Northeast corner of said 52.8513 acre tract, said railroad spike bears South 01° 39' 49" West a distance of 561.20 feet from a monument box found at the centerline intersection of Woods and Opossum Run Road and Anderson Antioch Road (County Road 59, 40 feet right-of-way);

Thence, with the centerline of Woods and Opossum Run Road, South 04° 31' 28" West a distance of 862.22 feet to a pony spike found at the northeast corner of a 7.6562 acre tract conveyed to Jamie A Myers and Savannah R Brock by Official Record 370 page 1452, being the southeast corner of said 52.8513 acre tract and being the **True Point of Beginning**:

Thence, with the north line of said 7.6562 acre tract, **North 85° 42' 19" West**, passing iron pin and cap set at 35.00 feet, a total distance of **325.00 feet** to an iron pin and cap set;

Thence, across said 52.8513 acre tract with the following two new courses:

- 1) **North 04° 31' 28" East** a distance of **214.23 feet** to an iron pin and cap set;
- 2) **South 85° 42' 19" East**, passing iron pin and cap set at 297.00 feet, a total distance of **325.00 feet** to a mag nail set in the centerline of Woods and Opossum Run Road;

Thence, with the centerline of Woods and Opossum Run Road, **South 04° 31' 28" West** a distance of **214.23 feet** returning to the **True Point of Beginning**, containing **1.5984 Acres** more or less (1.5000 net acres).

Bearings are based on a GPS observation on June 10, 2006, 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 November 18, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250710-1.5984)



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

Nathan L. Cottrill, PS-8821