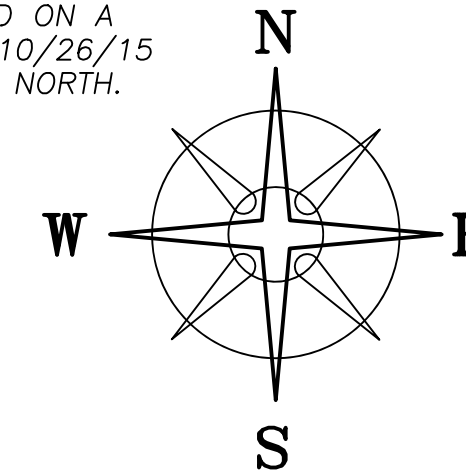


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/26/15
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
MARK A & DORENE M
BROWNING, TRUSTEES
OF THE BROWNING FAMILY TRUST
OR 431 PG 1837
PARCEL No. 29-00047.000
(A) TRACT 6
PARCEL No. 29-00048.000
(B) TRACT 7
EXCEPTING 5' OFF EAST SIDE
OF THE SUDIVISION OF LOT 36 IN
TOM WOOD COLONY AS RECORDED IN
PB 1 PG 294 AS SAID LOT 36 OF THE
RECORDED PLAT OF TOM WOOD COLONY
AS RECORDED IN PB 1 PG 284

WOOD LANE (40' WIDE)

JAMES & REGINA
BARE, JT LIVES
OR 362 PG 789
TRACT 3
29-00500.000

STUART L SISK
OR 329 PG 1806
TRACT 2
29-00533.000

STUART L SISK
OR 329 PG 1806
TRACT 1
29-00532.000

HEATHER T & TODD
SCHRIVER, JT LIVES
OR 329 PG 1804
TRACT 5
29-00120.000

0.5222± ACRES

(A)
0.2568± ACRES
TRACT 6

(B)
0.2654± ACRES
TRACT 7

POB
N=682474.50'
E=1721246.74'

JAMES MCMAHON
OR 363 PG 1897
PT OF LOT 36/TRACT 7
29-00113.000

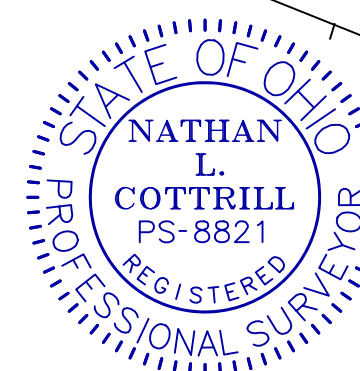
TOM WOOD COLONY SUBDIVISION
PB 1 PG 248

STATE OF OHIO ROAD (40' WIDE)

LEGEND

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

- ◇ PK NAIL (FOUND)
- MAG NAIL (SET)
- Ⓢ 3/4" T-BAR & CAP (FOUND)
- ⊕ 3/4" ∅ IRON PIPE (FOUND)
- ◎ 1" ∅ CONDUIT (FOUND)
- ◐ 1/2" ∅ CONDUIT (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- △ COUNTY MONUMENT 05-036 (FOUND)
- ⬠ 5/8" ∅ REBAR & YELLOW PLASTIC
CAP STAMPED "HAGAN 6917" (FOUND)
- ◻ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 05/06/26

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

0.5222± ACRES,
VMS 3844, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BROWNING

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S260306 CREW: MW
SURVEYED 04/30/26 DWN BY: NC
DRAWN 05/01/26 CHECK: NC

COTTRILL SURVEYING, INC

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

0.5222 Acre Tract *Surveyed for Browning*

The following described 0.5222 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 3844, being all of Tract 6 (Parcel 29-00047.000) and part of Tract 7 (Parcel 29-00048.000) of the Subdivision of Lot 36 in Tom Wood Colony as recorded in Plat Book 1 page 294 as said Lot 36 of the recorded plat of Tom Would Colony as recorded in Plat Book 1 page 284 and as conveyed to Mark A and Dorene M Browning, Trustees by Official Record 431 page 1837, and being more particularly described as follows:

Beginning at a 3/4-inch T-bar found in the north line of State of Ohio Road (40 feet wide), at the Southeast corner of Tract 5 of said subdivision as conveyed to Heather T and Todd Schriver, Joint Lives by Official Record 329 page 1804 and the Southwest corner of said Tract 6, said T-bar bears South 68° 10' 22" East a distance of 152.06 feet from a mag nail found at the intersection of the centerline of Spring Valley Road (County Road 71, unknown right-of-way) with the North line of State of Ohio Road extended;

Thence, with the East line of said Tract 5, **North 06° 34' 09" East** a distance of **109.07 feet** to an iron pin and cap set at the Southeast corner of Tract 3 as conveyed to James and Regina Bare, Joint Lives by Official Record 362 page 789 and the Southwest corner of Tract 2 as conveyed to Stuart L Sisk by Official Record 329 page 1806;

Thence, with the South line of said Tract 2, **South 73° 55' 58" East**, passing the Southwest corner of Tract 1 as conveyed to Stuart L Sisk by Official Record 329 page 1806 and the Northwest corner of said Tract 7 at 99.80 feet, continuing with the South line of said Tract 1, a total distance of **194.60 feet** to an iron pin and cap set at the Northwest corner of part of Tract 7 as conveyed to James McMahon by Official Record 636 page 1897;

Thence, with the West line of said part of said McMahon's part of Tract 7, **South 07° 27' 30" West** a distance of **128.78 feet** to an iron pin and cap set in the North line of State of Ohio Road;

Thence, with the North line of State of Ohio Road, **North 68° 10' 22" West**, passing the Southeast corner of said Tract 6 at 95.88 feet, a total distance of **196.87 feet** returning to the **Point of Beginning**, containing **0.5222 Acres** more or less, of which 0.2568 acres more or less is all of said Tract 6 and 0.2654 acres more or less is part of said Tract 7.

Bearings are based on a GPS observation on October 26, 2015, 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 April 30, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260306-0.5222)



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

Nathan L. Cottrill, PS-8821