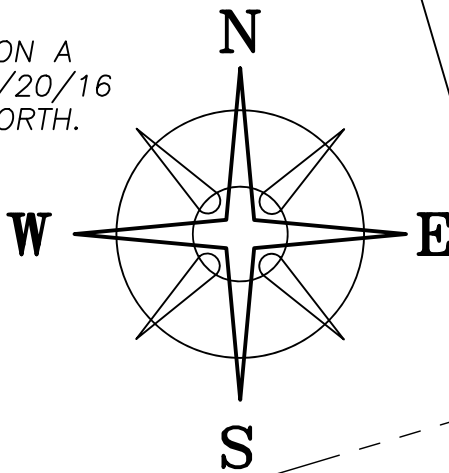


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/20/16
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
DAVISON FARMS LLC
OR 439 PG 477
PARCEL No. 14-00117.000
Ⓐ 170 ACRES

CHRIS D JEFFRIES, TRUSTEE
OR 406 PG 1094
207.215 ACRES
14-00116.000

NEIL WEST ROAD (MADISON CO. T-94, 50' R/W)

TPOB
N=669014.13'
E=1672500.93'

N=668927.46'
E=1672195.06'

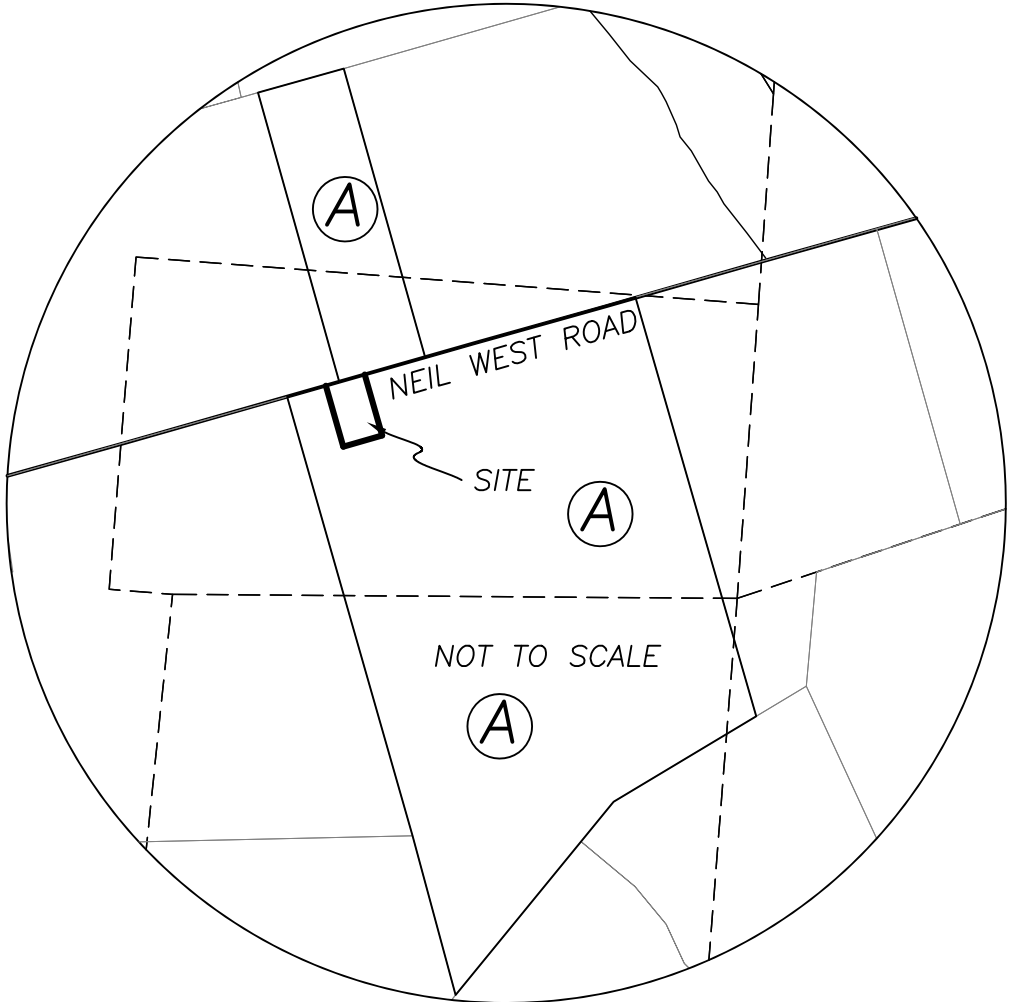
2.0707± ACRES
Ⓐ

DONALD E WILSON, TRUSTEE (1/2) &
JOYCE WILSON, TRUSTEE (1/2)
OR 217 PG 1114
134.5385 ACRES
14-00285.000

POINT OF
COMMENCEMENT

BOTKIN ROAD
(CLARK CO. T-112, 40' R/W)

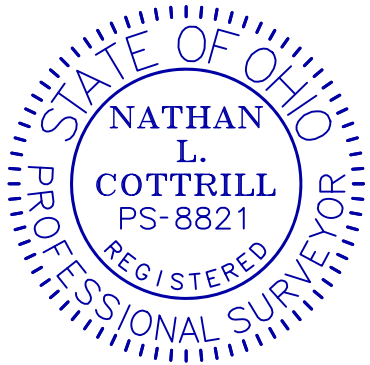
LOCATION MAP



LEGEND

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

- RAILROAD SPIKE (FOUND)
- ⊙ 1.5" Ø IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- 5/8" Ø IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L COTTRILL, P.S. #8821
DATE: 04/13/26

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

2.0707± ACRES,
VMS 6063, PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVISON.

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

JOB No. S260227 CREW: MW
SURVEYED 04/09/26 DWN BY: NC
DRAWN 04/10/26 CHECK: RC

COTTRILL SURVEYING, INC

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

2.0707 Acre Tract Surveyed for Davison

The following described 2.0707 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 6063, being part of a 170 acre tract (Parcel 14-00117.000) as conveyed to Davison Farms LLC by Official Record 439 page 477, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Botkin Road (Clark County, Madison Township Road 112, 40 feet right-of-way) and Neil West Road (Madison County, Paint Township Road 94, 50 feet right-of-way);

Thence, with the centerline of Niel West Road with the following four courses:

- 1) South 85° 33' 46" East a distance of 821.13 feet to an iron pin and cap previously set;
- 2) North 73° 13' 56" East a distance of 943.60 feet to a 1.5-inch diameter iron pipe found;
- 3) North 73° 30' 37" East a distance of 2917.86 feet to a 1.5-inch diameter iron pipe found at a corner to said 170 acre tract;
- 4) North 73° 30' 11" East a distance of 317.96 feet to a 5/8 inch diameter iron pin found at the Southeast corner of a 207.215 acre tract conveyed to Chris D Jeffries, Trustee by Official Record 406 page 1094, a corner to said 170 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Niel West Road and across said 170 acre tract, **North 73° 20' 29" East** a distance of **160.59 feet** to a mag nail set;

Thence, across said 170 acre tract with the following three new courses:

- 1) **South 16° 32' 05" East**, passing iron pin and cap set at 26.00 feet, a total distance of **376.09 feet** to an iron pin and cap set;
- 2) **South 73° 29' 02" West** a distance of **240.00 feet** to an iron pin and cap set;
- 3) **North 16° 32' 05" West**, passing iron pin and cap set at 349.71 feet, a total distance of **375.71 feet** to a mag nail set in the centerline of Niel West Road;

Thence, with the centerline of Niel West Road, **North 73° 30' 11" East** a distance of **79.41 feet** returning to the **True Point of Beginning**, containing **2.0707 Acres** more or less.

Bearings are based on a GPS observation on April 20, 2016, 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 9, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260227-2.0707)



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

Nathan L. Cottrill, PS-8821