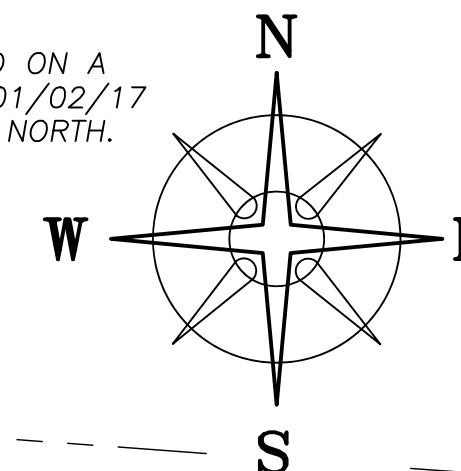


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/02/17
WGS 1984 GEODETIC NORTH.



VMS 7948
VMS 5468

CHRISMAN ROAD (CR 20, 50' R/W)

VMS 7948

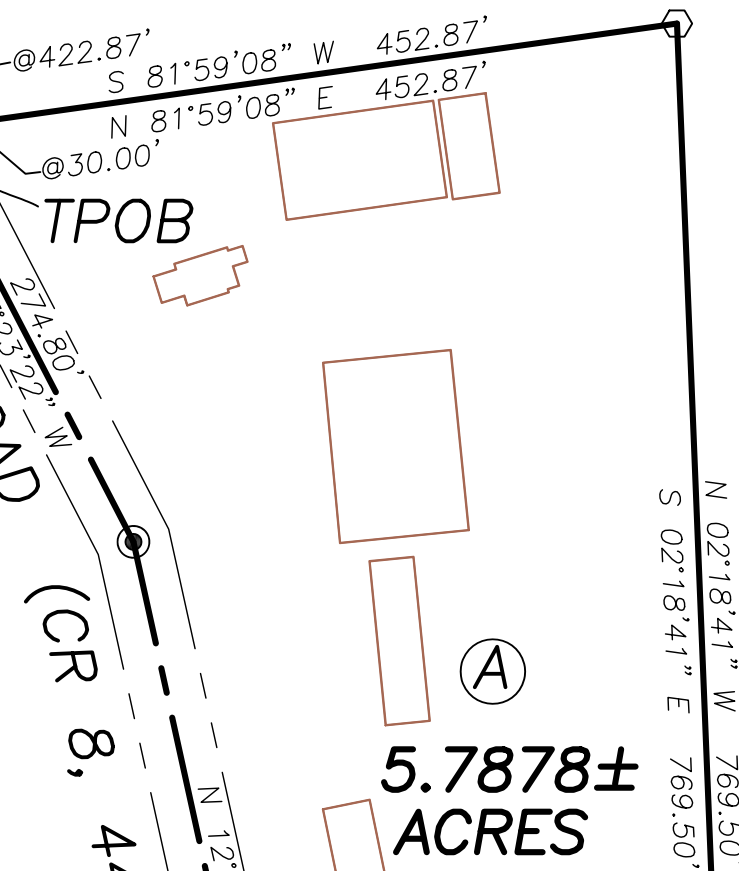
VMS 5468

POB
N=639850.77'
E=1705423.51'

N=639688.27'
E=1707366.32'

CRAWFORD ROAD
(T-19, 40' R/W)

DANVILLE ROAD
(CR 8, 44' R/W)



40.2209± ACRES

5.7878±
ACRES

STEVEN J PRICE, TRUSTEE, TOD
OR 334 PG 292
200.00 ACRES
(215.904 ORIGINAL ACRES)
PLAT RA-13

DEED REFERENCE

JAMES HULL
OR 402 PG 112
PARCEL No. 21-00205.000
Ⓐ 46 ACRES

STEVEN J PRICE, TRUSTEE, TOD
OR 334 PG 292
200.00 ACRES
(215.904 ORIGINAL ACRES)
PLAT RA-13

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
- MAG NAIL (SET)
- RAILROAD SPIKE (SET)
- 1/2" ∅ IRON PIPE (FOUND)
- MAG NAIL SET OVER IRON PIN (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 L. Cottrill
DATE: 09/18/25

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

**5.7878± & 40.2209± ACRES,
VMS 5468, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HULL**

SCALE : 1" = 120'
120' 60' 0 120'

JOB No. S250812	CREW: MW
SURVEYED 09/16/25	DWN BY: NC
DRAWN 09/16/25	CHECK: RC

COTTRILL SURVEYING, INC

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

5.7878 Acre Tract Surveyed for Hull

The following described 5.7878 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5468, being part of a 46 acre tract (Parcel 21-00205.000) as conveyed to James Hull by Official Record 402 page 112, and being more particularly described as follows:

Commencing at a railroad spike set at the centerline intersection of Chrisman Road (County Road 20, 50 feet right-of-way) and Danville Road (County Road 8, 44 feet right-of-way), being in the line between VMS 5468 and VMS 7948, and being the northwest corner of said 46 acre tract;

Thence, with the centerline of Danville Road, South 27° 23' 22" East, passing an iron pin found at the centerline of Crawford Road (Township Road 19, 40 feet right-of-way) at 188.61 feet, a total distance of 434.63 feet to a mag nail set at the **True Point of Beginning**:

Thence, across said 46 Acres with the following three new courses:

- 1) **North 81° 59' 08" East**, passing iron pin and cap set at 30.00 feet, a total distance of **452.87 feet** to an iron pin and cap set;
- 2) **South 02° 18' 41" East** a distance of **769.50 feet** to an iron pin and cap set;
- 3) **South 77° 16' 16" West**, passing iron pin and cap set at 216.54 feet, a total distance of **245.55 feet** to a mag nail set in the centerline of Danville Road;

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

- 1) **North 12° 24' 53" West** a distance of **528.19 feet** to a mag nail set;
- 2) **North 27° 23' 22" West** a distance of **274.80 feet** returning to the **Point of Beginning**, containing **5.7878 Acres** more or less.

Bearings are based on a GPS observation on January 2, 2017, WGS 1984 Geodetic North.

This deed is 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 pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed September 16, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250812-5.7878)



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

Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

40.2209 Acre Tract Surveyed for Hull

The following described 40.2209 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 5468, being part of a 46 acre tract (Parcel 21-00205.000) as conveyed to James Hull by Official Record 402 page 112, and being more particularly described as follows:

Beginning at a railroad spike set at the centerline intersection of Chrisman Road (County Road 20, 50 feet right-of-way) and Danville Road (County Road 8, 44 feet right-of-way), being in the line between VMS 5468 and VMS 7948, and being the northwest corner of said 46 acre tract;

Thence, with the centerline of Chrisman Road and with said VMS line, **South 85° 48' 21" East** a distance of **1949.74 feet** to a 1/2-inch diameter iron pipe found at a corner to a 200.00 acre tract conveyed to Steven J Price, Trustee, TOD, by Official Record 334 page 292;

Thence, with said 215.904 acre tract with the following two courses:

- 1) **South 04° 57' 03" West**, passing an iron pin and cap set at 25.07 feet, a total distance of **1244.36 feet** to an iron pin and cap set;
- 2) **North 85° 46' 29" West**, passing an iron pin and cap set at 1337.09 feet, a total distance of **1371.10 feet** to a mag nail set over an iron pin found in the centerline of Danville Road;

Thence, with the centerline of Danville Road, **North 12° 24' 53" West** a distance of **138.81 feet** to a mag nail set;

Thence, across said 46 Acres with the following three new courses:

- 1) **North 77° 16' 16" East**, passing iron pin and cap set at 29.01 feet, a total distance of **245.55 feet** to an iron pin and cap set;
- 2) **North 02° 18' 41" West** a distance of **769.50 feet** to an iron pin and cap set;
- 3) **South 81° 59' 08" West**, passing iron pin and cap set at 422.87 feet, a total distance of **452.87 feet** to a mag nail set in the centerline of Danville Road;

Thence, with the centerline of Danville Road, **North 27° 23' 22" West**, passing an iron pin found at the centerline of Crawford Road (Township Road 19, 40 feet right-of-way) at 246.02 feet, a total distance of **434.63 feet** returning to the **Point of Beginning**, containing **40.2209 Acres** more or less.

Bearings are based on a GPS observation on January 2, 2017, WGS 1984 Geodetic North.

This deed is 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 pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed September 16, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250812-40.2209)



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

Nathan L. Cottrill, PS #8821