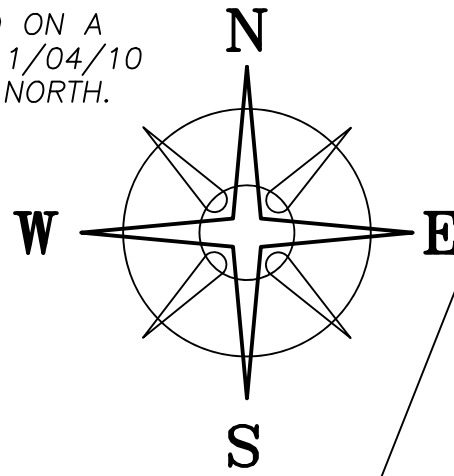


DEED REFERENCE
JEANNETTE HAUNTY &
JAMES M CLEAVER,
SUCCESSOR TRUSTEES
OR 451 PG 1051
PARCEL No. 24-01175.002
7.768 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/04/10
WGS 1984 GEODETIC NORTH.



JAMES M CLEAVER
OR 451 PG 1074
5.03 ACRES
24-01178.000

JAMES M CLEAVER
OR 451 PG 1074
0.6784 ACRES
24-01180.003

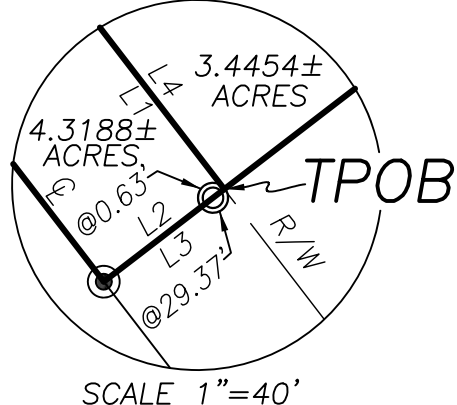
5.0001± ACRES

2.7641± ACRES

DAVID E & CHERYL B PEART, TOD
OR 318 PG 2431
83.775 ACRES
24-01180.000

LINE	BEARING	DISTANCE
L1	S 37°33'32" E	60.00'
L2	S 52°28'00" W	30.00'
L3	N 52°28'00" E	30.00'
L4	N 37°33'32" W	60.00'

DETAIL "A"



LEGEND

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

- MONUMENT BOX (FOUND)
- CONC R/W MONUMENT (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 1/2" Ø CONDUIT (FOUND)
- MAG NAIL (SET)
- 3/4" Ø PIPE & ALUM. CAP
STAMPED "NCB 5969" (FOUND)
- 3/4" Ø PIPE & YELLOW PLASTIC CAP
STAMPED "ELLIOTT PS 7759" (FOUND)
- 5/8" Ø 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

DATE: 05/21/26

POINT OF
COMMENCEMENT
N=713566.92'
E=1686581.77'

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

3.4454± & 4.3188± ACRES
VMS 6014, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WEINER

SCALE : 1" = 100'
100' 50' 0 100'

JOB No. S260325 CREW: MW
SURVEYED 04/25/26 DWN BY: NC
DRAWN 04/27/26 CHECK: RC

COTTRILL SURVEYING, INC

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

2.7641 Acre Tract Surveyed for Weiner

The following described 2.7641 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014, being part of a 7.768 acre tract (Parcel 24-01175.002) as conveyed to Jeannette Haunty and James M Cleaver, Successor Trustees by Official Record 451 page 1051, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 56 (60 feet right-of-way) and State Route 187 (60 feet right-of-way);

Thence, with the centerline of State Route 56 with the following two courses:

- 1) North 22° 49' 32" West a distance of 4405.24 feet to a point;
- 2) North 37° 33' 32" West a distance of 814.20 feet to a mag nail set at a corner to an 83.775 acre tract conveyed to David E and Cheryl B Peart, TOD by Official Record 318 page 2431, the South corner of said 7.768 acre tract;

Thence, with the northwest line of said 83.775 acre tract, North 52° 28' 00" East, passing a 3/4-inch diameter iron pipe found at 29.37 feet, a total distance of 30.00 feet to the northeast right-of-way line of State Route 56 and being the **True Point of Beginning**:

Thence, with the northeast right-of-way line of State Route 56, **North 37° 33' 32" West** a distance of **60.00 feet** to an iron pin and cap set;

Thence, across said 7.768 acre tract with the following two new courses:

- 1) **North 52° 28' 00" East** a distance of **885.88 feet** to an iron pin and cap set;
- 2) **North 37° 33' 32" West** a distance of **235.82 feet** to an iron pin and cap set in the Southeast line of a 0.6784 acre tract conveyed to James M Cleaver by Official Record 451 page 1074;

Thence, with the Southeast line of said 0.6784 acre tract, **North 52° 28' 12" East** a distance of **205.48 feet** to a 3/4-inch diameter iron pipe found at the Northeast corner of said 0.6784 acre tract, the East corner of a 5.03 acre tract conveyed to James M Cleaver by Official Record 451 page 1074 and a corner to said 83.775 acre tract;

Thence, with said 83.775 acre tract with the following two courses:

- 1) **South 45° 58' 04" East**, passing a 3/4-inch diameter iron pipe found at 295.38 feet, a total distance of **299.04 feet** to an iron pin and cap set;
- 2) **South 52° 28' 00" West** a distance of **1135.09 feet** returning to the **True Point of Beginning**, containing **2.7641 Acres** more or less.

Bearings are based on a GPS observation on November 4, 2010, 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 25, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260325-2.7641)




Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

5.0001 Acre Tract Surveyed for Weiner

The following described 5.0001 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014, being part of a 7.768 acre tract (Parcel 24-01175.002) as conveyed to Jeannette Haunty and James M Cleaver, Successor Trustees by Official Record 451 page 1051, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 56 (60 feet right-of-way) and State Route 187 (60 feet right-of-way);

Thence, with the centerline of State Route 56 with the following two courses:

- 1) North 22° 49' 32" West a distance of 4405.24 feet to a point;
- 2) North 37° 33' 32" West a distance of 1110.07 feet to a mag nail set at the South corner of a 0.6784 acre tract conveyed to James M Cleaver by Official Record 451 page 1074, the West corner of said 7.768 acre tract and being the **True Point of Beginning**:

Thence, with the Southeast line of said 0.6784 acre tract, **North 52° 28' 12" East**, passing a 3/4-inch diameter iron pipe found at 30.00 feet, a total distance of **915.88 feet** to an iron pin and cap set;

Thence, across said 7.768 acre tract with the following three new courses:

- 1) **South 37° 33' 32" East** a distance of **235.82 feet** to an iron pin and cap set;
- 2) **South 52° 28' 00" West** a distance of **885.88 feet** to an iron pin and cap set in the northeast right-of-way line of State Route 56;
- 3) With the northeast right-of-way line of State Route 56, **South 37° 33' 32" East** a distance of **60.00 feet** to the northwest line of an 83.775 acre tract conveyed to David E and Cheryl B Peart, TOD by Official Record 318 page 2431;

Thence, with the northwest line of said 83.775 acre tract, **South 52° 28' 00" West**, passing a 3/4-inch diameter iron pipe found at 0.63 feet, a total distance of **30.00 feet** to a mag nail set in the centerline of State Route 56

Thence, with the centerline of State Route 56, **North 37° 33' 32" West**, passing a mag nail set at 60.00 feet, a total distance of **295.87 feet** returning to the **True Point of Beginning**, containing **5.0001 Acres** more or less.

Bearings are based on a GPS observation on November 4, 2010, 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 25, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260325-5.0001)



Nathan L. Cottrill, PS-8821