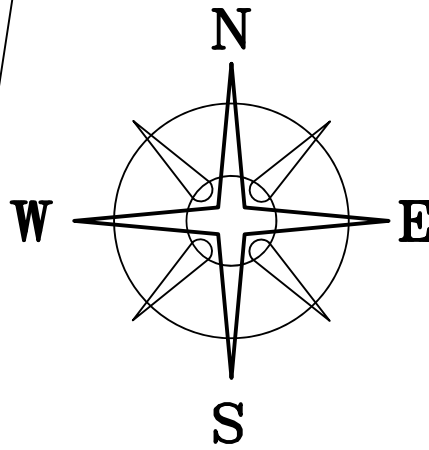


DEED REFERENCE
DENNIS G SMART, TRUSTEE
OF THE GENE P SMART TRUST
OR 443 PG 1255
PARCEL No. 04-00502.000
(A) 2.944 ACRES
PARCEL No. 04-00503.000
(B) 3.542 ACRES
REMAINDER OF 19.61 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



UNION COUNTY
MADISON COUNTY

KENNETH L JEWELL & TERESA I JEWELL, TRUSTEES
OR 447 PG 1290
1.428 ACRES
04-00649.000
0.991 ACRES (MADISON CO.)

KENNETH L JEWELL & TERESA I JEWELL, TRUSTEES
OR 447 PG 1290
1.112 ACRES
04-00503.003

CRISTER & GREINER
INVESTMENTS LLC
OR 323 PG 2359
6.940 ACRES
04-00503.001

LEGEND

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

- MONUMENT BOX (FOUND)
- COUNTY STONE (FOUND)
- MADISON COUNTY MON 05-028 (FOUND)
- 1/2" Ø IRON PIN (FOUND)
- IRON PIN (FOUND)
- 3/4" Ø REBAR (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "CEC" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "GUIDER S 7752" (FOUND)
- 1/2" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "GUIDER S 7752" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

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

2.9398± & 3.1857± AC, VMS 7064 & 7758,
VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SMART

SCALE : 1" = 60'
60' 30' 0 60'
JOB No. S260618 CREW: MW
SURVEYED 07/01/26 DWN BY: NC
DRAWN 07/02/26 CHECK: RC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED UNDER
THE DIRECTION OF NATHAN L COTTRILL, P.S. #8821
DATE: 07/06/26

STATE ROUTE 42
(JEFFERSON ST, R/W VARIES)

TPOB
N=769099.39'
E=1750827.99'

TPOB

IRON PIN BEARS
N 35°30'48" E
2.19'
N=768745.84'
E=1750789.78'

2.9398± ACRES

3.1857± ACRES

6.940 ACRES
04-00503.001

VMS 7758
VMS 7064

COTTRILL SURVEYING, INC

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

2.9398 Acre Tract Surveyed for Smart

The following described 2.9398 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being all of a 2.944 acre tract (Parcel 04-00502.000) as conveyed to Dennis G Smart, Trustee by Official Record 443 page 1255, and being more particularly described as follows:

Commencing at a 5/8 inch diameter rebar and yellow plastic cap stamped "Guider S 7752" at the intersection of the south line of an abandoned railroad with the east line of State Route 42 (Jefferson Street, right-of-way width varies), being a corner to Parcel 9-WD and a corner to a 1.428 acre tract conveyed to Kenneth L Jewell and Teresa I Jewell, Trustees by Official Record 447 page 1290;

Thence, with the east line of State Route 42 and the west line of said 1.428 acre tract, South 04° 32' 16" West a distance of 165.46 feet to a 3/4 inch diameter rebar found at the northwest corner of said 2.944 acre tract and being the **True Point of Beginning**;

Thence, with the south line of said 1.428 acre tract, **South 66° 45' 11" East**, passing a damaged 1/2 inch diameter rebar and yellow plastic cap stamped "Guider S 7752" found at the southwest corner of a 1.112 acre tract conveyed to Kenneth L Jewell and Teresa I Jewell, Trustees by Official Record 447 page 1290 at 376.78 feet, a total distance of **600.00 feet** to an iron pin and cap set at a corner to a 3.542 acre tract conveyed to Dennis G Smart, Trustee by Official Record 443 page 1255;

Thence, with said 3.542 acre tract with the following two courses:

- 1) **South 04° 47' 33" West** a distance of **225.00 feet** to an iron pin and cap set;
- 2) **North 66° 45' 10" West** a distance of **600.00 feet** to a mag nail set in the east line of State Route 42;

Thence, with the east line of said State Route 42, **North 04° 47' 33" East** a distance of **225.00 feet** returning to the **True Point of Beginning**, containing **2.9398 Acres** more or less.

Bearings are based on a GPS observation on January 16, 2014, 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 July 2, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260618-2.9398)



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

3.1857 Acre Tract Surveyed for Smart

The following described 3.1857 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758 and VMS 7064, being all of a 3.542 acre tract (Parcel 04-00503.000) as conveyed to Dennis G Smart, Trustee by Official Record 443 page 1255, and being more particularly described as follows:

Commencing at a 5/8 inch diameter rebar and yellow plastic cap stamped "Guider S 7752" found at the intersection of the south line of an abandoned railroad with the east line of State Route 42 (Jefferson Street, right-of-way width varies), being a corner to Parcel 9-WD and a corner to a 1.428 acre tract conveyed to Kenneth L Jewell and Teresa I Jewell, Trustees by Official Record 447 page 1290;

Thence, with the east line of State Route 42 with the following two courses:

- 1) South 04° 32' 16" West a distance of 165.46 feet to a 3/4 inch diameter rebar found;
- 2) South 04° 47' 33" East a distance of 225.00 feet to a mag nail set at the southwest corner of a 2.944 acre tract conveyed to Dennis G Smart, Trustee by Official Record 443 page 1255 and a corner to said 3.542 acre tract and being the **True Point of Beginning**;

Thence, around said 2.944 acre tract with the following two courses:

- 1) **South 66° 45' 10" East** a distance of **600.00 feet** to an iron pin and cap set;
- 2) **North 04° 47' 33" East** a distance of **225.00 feet** to an iron pin and cap set in the south line of a 1.112 acre tract conveyed to Kenneth L Jewell and Teresa I Jewell, Trustees by Official Record 447 page 1290;

Thence, with the south line of said 1.112 acre tract, **South 66° 45' 11" East** a distance of **81.19 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "Guider S 7752" found in a line of a 6.940 acre tract conveyed to Crister and Greiner Investments LLC by Official Record 323 page 2359;

Thence, with said 6.940 acre tract with the following three courses:

- 1) **South 04° 38' 07" West** a distance of **447.37 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "CEC" found;
- 2) **North 61° 43' 32" West** a distance of **610.04 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "CEC" found;
- 3) **North 48° 59' 44" West** a distance of **108.90 feet** to a 1/2 inch diameter iron pin found in the east line of State Route 42, from which a 5/8 inch diameter rebar and yellow plastic cap stamped "CEC" found bears North 35° 30' 48" East a distance of 2.19 feet;

Thence, with the east line of said State Route 42, **North 04° 47' 33" East** a distance of **130.59 feet** returning to the **True Point of Beginning**, containing **3.1857 Acres** more or less.

Bearings are based on a GPS observation on January 16, 2014, 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 July 2, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260618-3.1857)



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

Nathan L. Cottrill, PS-8821