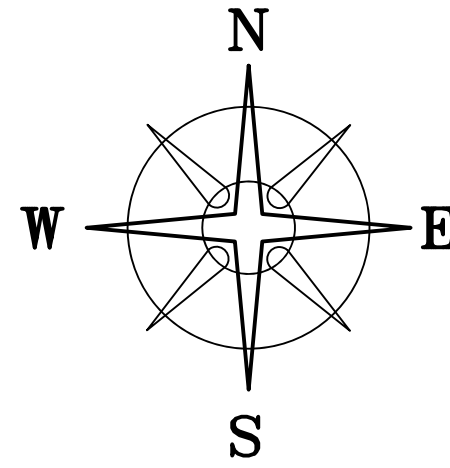


BEARINGS ARE BASED ON THE NORTH LINE
OF JOSLIN'S 24.3556 ACRE TRACT (N 74°07'37" W)
AS RECORDED IN OR 317 PG 2654



POB BEARS
S 04°30'08" W 3840.10' FROM
MADISON CO. MON. 02-005 (FOUND)

POB
N=624295.41'
E=1752105.17'

LOT 1

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

①

JEDWIN DRIVE

VMS 12140
VMS 12595-12596

WINGATE PLACE (50' WIDE)

DEER CREEK RUN
SECTION 1
PB "B" PG 324

VMS 12595-12596
VMS 874

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

D. H. III & CAROL A
O'NEILL, JT LIVES
OR 329 PG 1965
0.638 ACRES
17-00279.000

DAVID J & MICHELLE
JOSLIN, JT LIVES
OR 190 PG 1341
1.4765 ACRES
17-00253.000

DANIEL R & BARBARA
DUEMEY, JT LIVES
OR 291 PG 1329
1.2460 ACRES
17-00251.000
63-04

DAVID J & MICHELE JOSLIN
OR 190 PG 1341
1.3467 ACRES
17-00678.003
63-04

DAVID J & MICHELE JOSLIN JT LIVES
OR 317 PG 2654
24.3556 ACRES
17-00679.001
33-16

22.4737± ACRES
22.1083± ACRES IN PLEASANT TWP.
0.3655± ACRES IN MT. STERLING

FRAME
BUILDING

POND

VMS 12595-12596
VMS 4685

PAUL D & TINA M BRYANT
OR 218 PG 2138
5.8711 ACRES
17-00249.000
63-04

USA
FLOWAGE EASEMENT
(808)
FOLLOWS ELEVATION 848

VOID IN DEEDS
S 14°04'13" E
92.41'

VOID IN DEEDS
S 26°12'22" W
228.82'

VOID IN DEEDS
S 26°12'22" W
228.82'

VOID IN DEEDS
S 26°12'22" W
228.82'

VOID IN DEEDS
S 26°12'22" W
228.82'

VOID IN DEEDS
S 26°12'22" W
228.82'

VOID IN DEEDS
S 26°12'22" W
228.82'

DEER CREEK

DEER CREEK

DEER CREEK

DEER CREEK

DEER CREEK

DEED REFERENCE

ROSE M KENNEDY
OR 306 PG 844

① 16.908 ACRES TRACT II
19.04 ORIGINAL ACRES
PARCEL No. 17-00265.000

JOHN H & ROSE M KENNEDY
DB 276 PG 420

② 4.75 ACRES
PARCEL No. 17-00701.000

LEGEND

- LF FARM HOLDINGS LLC
OR 372 PG 2606
51.23 ACRES
17-00212.000
TRACT THREE
- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ① 1" Ø IRON PIPE (FOUND)
 - ② 8" Ø WOOD FENCE POST (FOUND)
 - ③ 4.5" Ø METAL FENCE POST (FOUND)
 - ④ IRON PIPE (FOUND)
 - ⑤ 1/2" Ø IRON PIN (FOUND)
 - ⑥ MAG NAIL (SET)
 - ⑦ 1/2" Ø REBAR & RED PLASTIC
CAP STAMPED "STANTEC" (FOUND)
 - ⑧ 1" Ø PIPE & YELLOW PLASTIC
CAP STAMPED "EMHT" (FOUND)
 - ⑨ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
 - ⑩ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ⑪ MADISON CO. MON. 02-005 (FOUND)

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

22.4737± AC, VMS 874, 12140, 12595/12596,
VILLAGE OF MT. STERLING & PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KENNEDY

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

DATES JOB No. S250418
SURVEYED 05/2025 CREW: MW
DRAWN 05/2025 DWN BY: JRC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 5/15/25

COTTRILL SURVEYING, INC

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

22.4737 Acre Tract *Surveyed for Kennedy*

The following described 22.4737 acre tract is situated in the State of Ohio, Madison County and Pleasant Township, VMS 874, VMS 12140 and VMS 12595/12596, being all of a 16.908 acre tract (Parcel 17-00265.000, no Parcel information for portion in Mt. Sterling) as conveyed to Rose M Kennedy by Official Record 306 page 844 and all of a 4.75 acre tract (Parcel 17-00701.000) as conveyed to Jahn H and Rose M Kennedy by Deed Book 276 page 420, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 207 (60' right-of-way) at the northwest corner of said 16.908 acre tract, being at a corner to the corporation line of Mt. Sterling, said mag nail bears South 11° 08' 10" West a distance of 186.69 feet from the centerline intersection of State Route 207 and Wingate Place (50 feet wide) as dedicated by Deer Creek Run as recorded in Plat Book B page 324, said mag nail also bears South 04° 33' 08" West a distance of 3840.10 feet from Madison County Monument 02-005;

Thence, with the north line of said 16.908 acre tract and said corporation line, **South 76° 09' 44" East**, passing the southwest corner of said Deer Creek Run at 30.60 feet, continuing with said Deer Creek Run, passing an iron pin and cap previously set at 45.00 feet, passing a corner to said corporation line at 511.47 feet, leaving said corporation line, passing a corner to said corporation line at 776.75 feet, continuing with said corporation line, passing the northwest corner of said 4.75 acre tract at 1752.30 feet, passing an iron pin and cap previously set at 2136.39 feet, passing a corner to said corporation line and a corner to a 51.23 acre tract conveyed to LF Farm Holdings LLC by Official Record 372 page 2606 at 2336.39 feet, leaving said corporation line, a total distance of **2343.76 feet** to the west bank of Deer Creek;

Thence, meandering with the west back of Deer Creek with the following three courses:

- 1) **South 05° 06' 00" East** a distance of **203.06 feet**;
- 2) **South 14° 04' 13" East** a distance of **92.41 feet**;
- 3) **South 26° 12' 22" West** a distance of **228.82 feet** to the southeast corner of said 4.75 acre tract;

Thence, with the south line of said 4.75 acre tract, **North 74° 07' 37" West**, passing a 1-inch diameter iron pipe found at the northeast corner of a 5.8711 acre tract conveyed to Paul D and Tina M Bryant by Official Record 218 page 2138 at 98.01 feet, continuing with the north line of said 5.8711 acre tract, passing the southeast corner of said 16.908 acre tract at 335.39 feet, passing an iron pin and cap previously set at the northeast corner of a 24.3556 acre tract conveyed to David J and Michele Joslin, Joint Lives by Official Record 317 page 2654 at 748.47 feet, continuing with the north line of said 24.3556 acre tract, passing an iron pin and cap set at 1136.62 feet, a total distance of **1517.16 feet** to an iron pin and cap previously set at a corner to a 1.3467 acre tract conveyed to David J and Michele Joslin by Official Record 190 page 1341;

Thence, around said 1.3467 acre tract with the following two courses:

- 1) **North 12° 47' 02" East** a distance of **20.00 feet** to a 28 inch Gum tree;
- 2) **North 73° 38' 00" West**, passing an iron pin and cap set at 10.00 feet, a total distance of **279.55 feet** to an iron pin and cap previously set in the east line of a 1.2460 acre tract conveyed to Daniel R and Barbara Duemey, Joint Lives by Official Record 291 page 1329;

Thence, around said 1.2460 acre tract with the following two courses:

- 1) **North 15° 00' 52" East** a distance of **122.16 feet** to an 8-inch wood fence post found;
- 2) **North 74° 02' 37" West**, passing a 3/4-inch diameter iron pipe found at the northeast corner of a 0.3133 acre tract conveyed to Daniel R and Barbara Duemey, Joint Lives by Official Record 291 page 1329 at 228.74 feet, continuing with the north line of said 0.3133 acre tract, passing an iron pin and cap previously set at the northeast corner of a 1.4765 acre tract conveyed to David J and Michele Joslin, Joint Lives by Official Record 190 page 1341 at 298.46 feet, continuing with the north line of said 1.4765 acre tract, a total distance of **366.74 feet** to an iron pin and cap previously set in the east line of a 0.638 acre tract conveyed to D H III and Carol A O'Neill, Joint Lives by Official Record 329 page 1965;

Thence, around said 0.638 acre tract with the following two courses:

- 1) **North 14° 01' 42" East** a distance of **91.20 feet** to a 4.5-inch diameter metal fence post found;
- 2) **North 76° 20' 23" West**, passing a 1/2-inch iron pin found at 214.44 feet, a total distance of **235.44 feet** to a mag nail set in the centerline of State Route 207;

Thence, with the centerline of State Route 207, **North 11° 04' 16" East** a distance of **185.09 feet**, returning to the **Point of Beginning**, containing **22.4737 Acres** more or less, of which 22.1083 acres more or less in Pleasant Township and 0.3655 acre more or less in the Village of Mt. Sterling, of which 16.8735 acres more or less is all of said 16.908 acre tract and 5.6002 acres more or less is all of said 4.75 acre tract.

Bearings are based on the north line of Joslin's 24.3556 acre tract (North 74° 07' 37" West) as described in Official Record 317 page 2654.

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 May 6, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250418-22.4737)




Nathan L. Cottrill, PS #8821