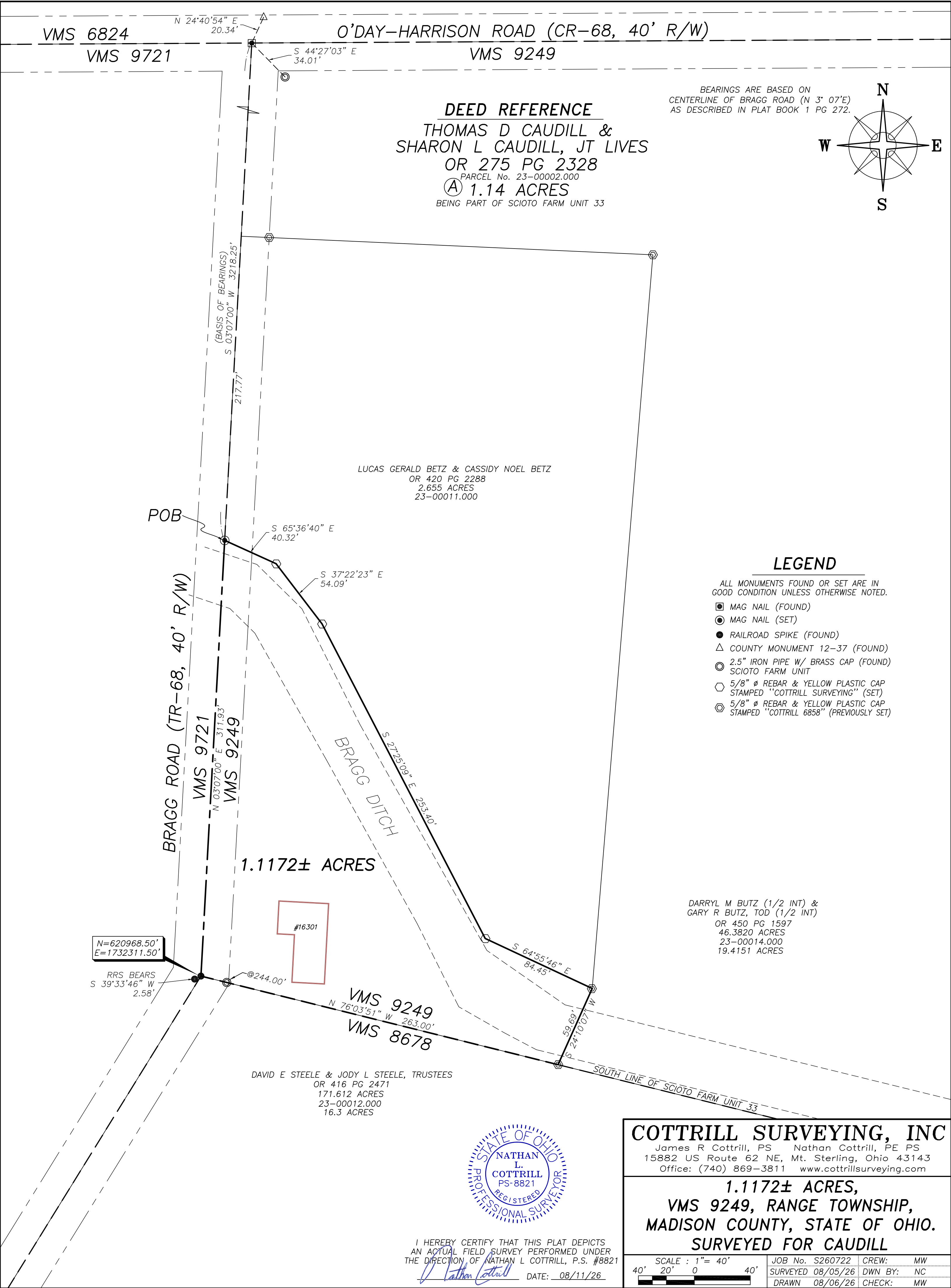




COTTRILL SURVEYING, INC

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

1.1172 Acre Tract Surveyed for Caudill

The following described 1.1172 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 9249, being all of a 1.14 acre tract (Parcel 23-00002.000), being part of Scioto Farm Unit 33, as conveyed to Thomas D Caudill and Sharon L Caudill, Joint Lives by Official Record 275 page 2328, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Bragg Road (Township Road 68, 40 feet right-of-way), in the line between VMS 9721 and VMS 9249, at a corner to a 2.655 acre tract conveyed to Lucas Gerald Betz and Cassidy Noel Betz by Official Record 420 page 2288 and the northwest corner of said 1.14 acre tract, said mag nail bears South 03° 07' 00" West a distance of 3218.25 feet from a mag nail found at the centerline intersection of Bragg Road and O'Day Harrison Road (County Road 68, 40 feet right-of-way);

Thence, with the southwest line of said 2.655 acre tract with the following four courses:

- 1) **South 65° 36' 40" East** a distance of **40.32 feet** to an iron pin and cap set;
- 2) **South 37° 22' 23" East** a distance of **54.09 feet** to an iron pin and cap set;
- 3) **South 27° 25' 09" East** a distance of **253.40 feet** to an iron pin and cap set;
- 4) **South 64° 55' 46" East** a distance of **84.45 feet** to an iron pin and cap previously set at a corner to a 46.3820 acre tract conveyed to Darryl M Butz (1/2 interest) and Gary R Butz, TOD (1/2 interest) by Official Record 450 page 1597;

Thence, with the west line of said 46.3820 acre tract, **South 24° 10' 07" West** a distance of **59.69 feet** to an iron pin and cap previously set in the north line of a 171.612 acre tract conveyed to David E Steele and Jody L Steele, Trustee by Official Record 416 page 2471, in the line between VMS 8678 and VMS 9249 and in the south line of said Scioto Farm Unit 33;

Thence, with the north line of said 171.612 acre tract, said VMS line and line of said Scioto Farm Unit, **North 76° 03' 51" West**, passing a 2.5 inch diameter iron pipe with brass cap at 244.00 feet, a total distance of **263.00 feet** to a railroad spike found in the centerline of Bragg Road and corner to VMS 8678, VMS 9249 and VMS 9721;

Thence, with the centerline of Bragg Road and with the line between VMS 9721 and VMS 9249, **North 03° 07' 00" East** a distance of **311.93 feet** returning to the **Point of Beginning**, containing **1.1172 acres** more or less.

Bearings are based on the centerline of Bragg Road (North 03° 07' 00" East) as described in Plat Book 1 page 272.

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 August 5, 2026 under the direction of Nathan L Cottrill, PS registration #8821. (Job #S260722-1.1172)



Nathan L. Cottrill, PS-8821