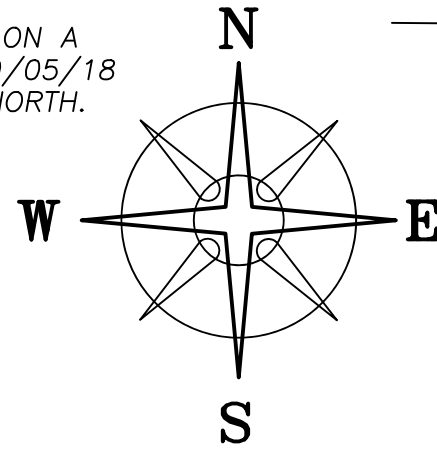


DEED REFERENCE
NEIL A & ELIZABETH A
PITSTICK, JT LIVES, TOD
OR 309 PG 2359
PARCEL No. 21-00309.000
A 25.374 ACRES
PARCEL No. 21-00253.001
B 0.5614 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/05/18
WGS 1984 GEODETIC NORTH.



VMS 6050
VMS 7263
STATE ROUTE 323
(50' R/W)

MARK J PITSTICK, TOD
OR 381 PG 1083
19.1981 ACRES
21-00309.001

POB
N=630680.36'
E=1690848.87'

MARK J PITSTICK, TOD
OR 381 PG 1083
89.431 ACRES
21-00308.002

25.8900± ACRES

A

LEGEND

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

- MONUMENT BOX (FOUND)
- MAG NAIL (SET)
- MAG NAIL SET OVER IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- COUNTY MONUMENT 02-008 (FOUND)
- 1/2" Ø THIN WALLED PIPE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "BAKER PS 5539" (FOUND)



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

DATE: 08/06/26

PRAIRIE ROAD

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

25.8900± ACRES,
VMS 7263, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PITSTICK

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

JOB No. S260708 CREW: MW
SURVEYED 08/03/26 DWN BY: NC
DRAWN 08/04/26 CHECK: RC

COTTRILL SURVEYING, INC

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

25.8900 Acre Tract Surveyed for Pitstick

The following described 25.8900 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7263, being all of a 25.374 acre tract (Parcel 21-00309.000) and all of a 0.5614 acre tract (Parcel 21-00253.001) as conveyed to Neil A and Elizabeth A Pitstick, Joint Lives, TOD, by Official Record 309 page 2359, and being more particularly described as follows:

Beginning a mag nail set over an iron pin found in the centerline of Prairie Road (County Road 77, 50 feet right-of-way) at the southeast corner of a 19.981 acre tract conveyed to Mark J Pitstick, TOD by Official Record 381 page 1083 and the northeast corner of said 25.374 acre tract, said iron pin bears South 12° 39' 31" West a distance of 2315.60 feet from a monument box found at the centerline intersection of Prairie Road and State Route 323 (50 feet right-of-way);

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

- 1) **South 12° 38' 30" West**, passing the northeast corner of said 0.5614 acre tract at 1133.65 feet, a total distance of **1287.53 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Baker PS5539" found;
- 2) **South 51° 53' 34" West** a distance of **175.66 feet** to a mag nail set at the northeast corner of a 21.609 acre tract conveyed to William James and Lisa M Welch, Joint Lives by Official Record 95 page 1170;

Thence, with the north line of said 21.609 acre tract with the following six courses:

- 1) **North 82° 21' 49" West** a distance of **114.11 feet**, passing an iron pin and cap set at 40.00', to a 5/8 inch diameter rebar found at the southeast corner of said 25.374 acre tract;
- 2) **North 81° 29' 21" West** a distance of **290.07 feet** to an iron pin and cap set;
- 3) **North 63° 47' 21" West** a distance of **142.00 feet** to an iron pin and cap set;
- 4) **North 32° 27' 21" West** a distance of **163.31 feet** to an iron pin and cap set;
- 5) **North 44° 21' 07" West** a distance of **96.50 feet** to an iron pin and cap set;
- 6) **South 59° 28' 21" West** a distance of **50.35 feet** to a 5/8 inch diameter rebar found at a corner to an 89.431 acre tract conveyed to Mark J Pitstick, TOD by Official Record 381 page 1083;

Thence, with the east line of said 89.431 acre tract, **North 04° 02' 11" West** a distance of **269.38 feet** to the centerline of Vallery Ditch;

Thence, continuing with the east line of said 89.431 acre tract and meandering with said Vallery Ditch with the following two courses:

- 1) **North 04° 27' 34" East** a distance of **73.76 feet** to a point;
- 2) **North 30° 11' 20" East** a distance of **800.86 feet** to the southwest corner of said 19.1981 acre tract;

Thence, with the south line of said 19.1981 acre tract, **North 87° 51' 57" East**, passing a 5/8 inch diameter rebar found at 13.80 feet, passing an iron pin and cap set at 728.55 feet, a total distance of **756.89 feet** returning to the **Point of Beginning**, containing **25.8900 Acres** more or less, of which 25.3281 acres more or less is all of said 25.374 acre tract and 0.5619 acres more or less is all of said 0.5614 acre tract.

Bearings are based on a GPS observation on September 05, 2018, 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 August 3, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260708-25.8900)




Nathan L. Cottrill, PS-8821