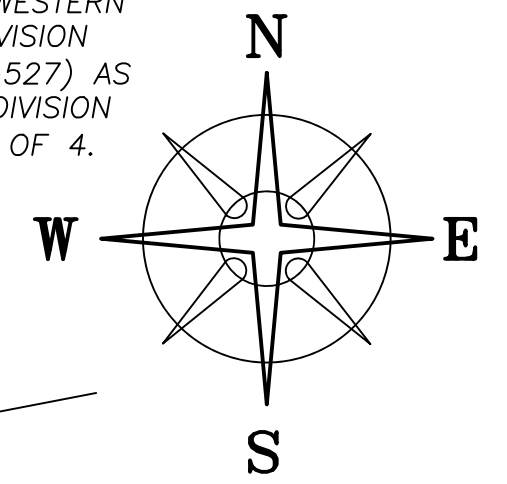


BEARINGS BASED ON THE SOUTHWESTERN LINE OF CHOCTAW LAKE SUBDIVISION (S12°37'20"E) (ALONG LOTS 517-527) AS SHOWN ON CHOCTAW LAKE SUBDIVISION PLAT CL-7, MAP #4, SHEET 2 OF 4.



POB
MAG NAIL BEARS
N 25°37'17" E 7070.30'
MADISON MON 05-031

R: 818.54'
L: 67.12'
DELTA: 4°41'55"
B: S 37°47'34" E
C: 67.11'
T: 33.58'

DEED REFERENCE
DONNA M WARNER (1/2 INTEREST) &
LUCINDA GULICK (1/2 INTEREST)
SUCCESSOR EXECUTOR OF THE ESTATE OF DONNA MARIE WARNER
OR 444 PG 2298
PARCEL No. 24-01477.000
(A) 42.53 ACRES

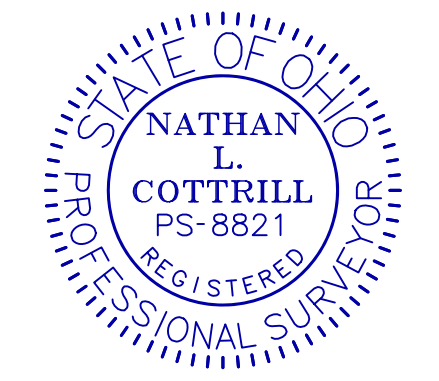
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 1/2" Ø IRON PIN (FOUND)
 - PONY SPIKE (SET)
 - RAILROAD SPIKE (FOUND)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - 1/2" Ø IRON PIPE (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

TRACT 1
21.2412± ACRES
(A)

TRACT 2
21.2412± ACRES
(A)

POB
PONY SPIKE BEARS
N 38°35'47" E 6438.64'
MADISON MON 05-031
N=719240.87'
E=1694639.01'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 11/05/25

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

21.2412± & 21.2412± ACRES,
VMS 4125, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WARNER

SCALE : 1" = 150'	JOB No. S251006	CREW: MW
150' 75' 0 150'	SURVEYED 10/31/25	DWN BY: NC
	DRAWN 11/03/25	CHECK: RC

JAMES R & CATHERINE E KNEPP
OR 336 PG 2041
30.750 AC
24-01381.000

617.00'
TYSON & LISA M DULIN
OR 99 PG 2079
2.9465 ACRES
24-01477.001

ARBuckle ROAD (CR 110, 40'R/W)
VMS 5198
VMS 4125

KAROK DRIVE

CAYUSE DRIVE
(50' WIDE)

CHOCTAW LAKE SUBDIVISION
PLAT CL-12

JAMES & ANGELA NICKELL, JT LIVES
OR 297 PG 2682
6.6755 ACRES
24-01015.000

JEROLD L. KETRON, JR & TERRI A KETRON
OR 353 PG 973 1.2925 ACRES
24-01015.001

LOT 1006
LOT 1007
LOT 1008
LOT 1009
LOT 1010
LOT 1068
LOT 1069
LOT 1070

LOT 1081

LOT 1092

LOT 1093

VMS 4125
VMS 3900

COTTRILL SURVEYING, INC

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

Tract 1: 21.2412 Acre Tract Surveyed for Warner

The following described 21.2412 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4125, being part of a 42.53 acre tract (Parcel 24-01477.000) as conveyed to Donna M Warner (1/2 interest) and Lucinda Gulick successor executor of the estate of Donna Marie Warner (1/2 interest) by Official Record 444 page 2298, and being more particularly described as follows:

Beginning at a mag nail set along a curve in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way) at the Northeast corner of a 2.9465 acre tract conveyed to Tyson and Lisa M Dulin by Official Record 99 page 2079 and the Northwest corner of said 42.53 acre tract, said mag nail bears North 25° 37' 17" East a distance of 7070.30 feet from Madison County Monuments 05-031;

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

- 1) with a **curve to the right, radius of 818.54 feet, arc length of 67.12 feet**, Delta of 4° 41' 55", chord bears South 37° 47' 34" East a distance of 67.11 feet to a mag nail set in the line between VMS 5198 and VMS 4125;
- 2) with said VMS line, **South 35° 26' 36" East** a distance of **1383.53 feet** to a mag nail set;

Thence, across said 42.53 acre tract with the following two new courses:

- 1) **South 46° 26' 18" West**, passing iron pin and cap set at 21.91 feet, a total distance of **388.89 feet** to an iron pin and cap set;
- 2) **North 62° 20' 31" West** a distance of **1288.48 feet** to a 1/2-inch diameter iron pipe found at the Northeast corner of Lot 1006 of Choctaw Lake Subdivision as shown on Plat CL-12 and the Southeast corner of a 30.750 acre tract conveyed to James R and Catherine E Knepp by Official Record 336 page 2041;

Thence, with the Southeast line of said 30.750 acre tract, **North 22° 36' 04" East** a distance of **470.26 feet** to an iron pin and cap previously set at the Southwest corner of said Dulin's 2.9465 acre tract;

Thence, around said 2.9465 acre tract with the following two courses:

- 1) **South 48° 54' 08" East** a distance of **220.00 feet** to an iron pin and cap previously set;
- 2) **North 22° 36' 04" East**, passing a 5/8 inch diameter iron pin found at 582.02 feet, a total distance of **606.94 feet** returning to the **Point of Beginning**, containing **21.2412 Acres** more or less.

Bearings are based on the southwest line of Choctaw Lake Subdivision along Lots 517-527 (South 12° 37' 20" East) as shown on Choctaw Lake Subdivision Plat CL-7, Map #4, Sheet 2 of 4.

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 October 31, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251006-21.2412T1)




Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

Tract 2: 21.2412 Acre Tract Surveyed for Warner

The following described 21.2412 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4125, being part of a 42.53 acre tract (Parcel 24-01477.000) as conveyed to Donna M Warner (1/2 interest) and Lucinda Gulick successor executor of the estate of Donna Marie Warner (1/2 interest) by Official Record 444 page 2298, and being more particularly described as follows:

Beginning at a pony spike found in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way) and in the line between VMS 4125 and VMS 5198, being the northernmost corner of a 6.6755 acre tract conveyed to James and Angela Nickell, Joint Lives by Official Record 297 page 2682 and the East corner of said 42.53 acre tract, said spike bears North 38° 35' 47" East a distance of 6438.64 feet from Madison County Monuments 05-031;

Thence, with the Northwest line of said 6.6755 acre tract with the following two courses:

- 1) **South 46° 26' 18" West**, passing iron pin and cap set at 51.36 feet, a total distance of **318.09 feet** to a 1/2-inch diameter iron pipe found;
- 2) **South 47° 29' 48" West**, passing a 3/4-inch diameter iron pipe found at the Northwest corner of a 1.2925 acre tract conveyed to Jerold L Ketron, JR and Terri A Ketron by Official Record 353 page 973 at 501.09 feet, a total distance of **609.50 feet** to a 1/2-inch diameter iron pipe found in the North line of Lot 1093 of Choctaw Late Subdivision as shown on Plat CL-12;

Thence, along said subdivision with the following two courses:

- 1) **North 65° 42' 56" West** a distance of **1223.78 feet** to a 1/2-inch diameter iron pipe found at a corner to Lots 1068 and 1010;
- 2) **North 22° 26' 09" East**, passing 1/2-inch diameter iron pipe found at 139.81 feet and 299.50 feet, a total distance of **671.58 feet** to a 1/2-inch diameter iron pipe found at the Northeast corner of Lot 1006 and the Southeast corner of a 30.750 acre tract conveyed to James R and Catherine E Knepp by Official Record 336 page 2041;

Thence, across said 42.53 acre tract with the following two new courses:

- 1) **South 62° 20' 31" East** a distance of **1288.48 feet** to an iron pin and cap set;
- 2) **North 46° 26' 18" East**, passing iron pin and cap set at 366.98 feet, a total distance of **388.89 feet** to a mag nail set in the centerline of Arbuckle Road and in the line between VMS 4125 and VMS 5198;

Thence, with the centerline of Arbuckle Road and said VMS line, **South 35° 26' 36" East** a distance of **200.00 feet** returning to the **Point of Beginning**, containing **21.2412 Acres** more or less.

Bearings are based on the southwest line of Choctaw Lake Subdivision along Lots 517-527 (South 12° 37' 20" East) as shown on Choctaw Lake Subdivision Plat CL-7, Map #4, Sheet 2 of 4.

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 October 31, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251006-21.2412T2)




Nathan L. Cottrill, PS-8821