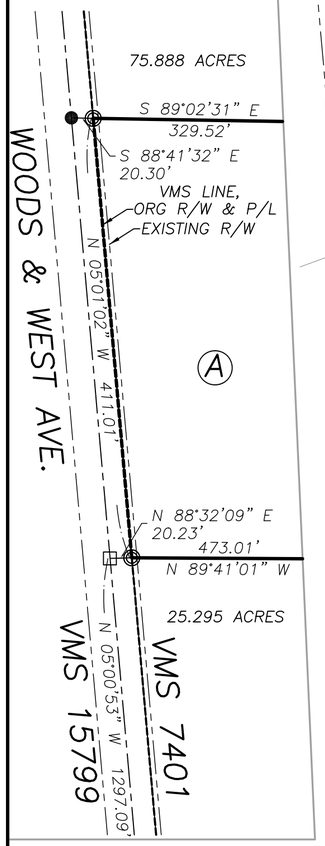
DETAIL A
SCALE 1" = 100'



LEGEND

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

- 3/4" ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 5/8" ø IRON PIN (FOUND)
- TOWNSHIP STONE (FOUND)
- RAILROAD SPIKE (FOUND)
- 3/4" ø CONDUIT & ORANGE PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- 1/2" ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

GORDON MORGRIDGE RHOADES, TRUSTEE
OR 311 PG 791
75.888 ACRES
02-00235.000

RICHARD MORGRIDGE RHOADES, TRUSTEE
OR 311 PG 795 – 47.62 ACRES
02-00232.000

N 88°37'57" E 1146.69'

N 02°11'19" W 1275.11'

BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/31/14 WGS 1984 GEODETIC NORTH.

N
W E
S

DEED REFERENCE
DEBRA CHARLENE KINGRY, TOD
OR 376 PG 615

Ⓐ PARCEL No. 02-00063.002
116.730 ACRES

Ⓑ PARCEL No. 02-00063.001
1.5054 ACRES

S 89°28'04" E 1845.48'

Ⓑ
N 05°01'02" W 199.98'
S 89°02'31" E 329.52'

SEE DETAIL A
N 05°01'02" W 411.01'

WOODS & WEST AVE. (CR 125, 50'R/W)
VMS 7401
VMS 12275
VMS 7401

Ⓐ

116.9527± ACRES

N 89°41'01" W 473.01'

TPOB
N=753362.13'
E=1723474.07'

N 05°01'02" W 660.38'

VMS LINE

N 89°43'32" W 796.85'

@12.65'

@1836.05'

N 89°30'53" W 1869.50'

S 02°26'00" W 2567.75'

RICHARD RANDALL RHOADES
OR 311 PG 754
50.288 ACRES
02-00233.002

VMS 12275
VMS 10982

SCALE 1" = 200'
VMS LINE
25.295 ACRES

MATCH LINE

WOODS & WEST AVE
VMS 12275
N 05°11'42" W 960.37'

S 82°48'15" W
18.44'

DARBY TWP
CANAAN TWP

POINT OF COMMENCEMENT

VMS 12275

SEE MATCH LINE

ROBERT J FARMWALD &
ALFRED W FARMWALD, CO TRUSTEES
OR 297 PG 2332
25.295 ACRES
02-00063.000
PLAT 4-88

STEVEN E & ANNA S HELMUTH, JT LIVES
OR 410 PG 334
131.0462 ACRES

87.7717 ACRES
02-00058.002
DARBY TWP

43.2745 ACRES
01-00124.000
CANAAN TWP

STATE OF OHIO
NATHAN L. COTTRILL
PS-8821
REGISTERED PROFESSIONAL SURVEYOR

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

Nathan Cottrill DATE: 06/30/26

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

116.9527± ACRES, VMS 7401 & 12275, DARBY TWP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR KINGRY

SCALE : 1"= 200'
200' 100' 0 200'

JOB No. S260512		CREW:	MW
SURVEYED	06/24/26	DWN BY:	NC
DRAWN	06/25/26	CHECK:	RC

COTTRILL SURVEYING, INC

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

116.9527 Acre Tract

Surveyed for Kingry

The following described 116.9527 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7401 and VMS 12275, being all of a 116.730 acre tract (Parcel 02-00063.002) as conveyed to Debra Charlene Kingry, TOD by Official Record 376 page 615, and being more particularly described as follows:

Commencing at a stone found in the line between Darby Township and Canaan Township on the east side of Woods and West Avenue (County Road 125, 50 feet right-of-way);

Thence, with said Township line, South 82° 48’ 15” West a distance of 18.44 feet to the centerline of Woods and West Avenue;

Thence, with the centerline of Woods and West Avenue the following two courses:

1) North 05° 11’ 42” West a distance of 960.37 feet to a 3/4 inch diameter iron pipe found;
2) North 05° 00’ 53” West a distance of 1297.09 feet to an iron pin found;

Thence, leaving said centerline, North 88° 32’ 09” East a distance of 20.23 feet to a 3/4 inch diameter iron pipe found in the original east right-of-way line of Woods and West Avenue, being in the line between VMS 7401 and VMS 15799, at the northwest corner of a 25.295 acre tract conveyed to Robert J Farmwald and Alfred W Farmwald, Co-Trustees by Official Record 297 page 2332, a corner to said 116.730 acre tract and being the **True Point of Beginning**;

Thence, with said VMS line and the west line of said 116.730 acre tract, **North 05° 01’ 02” West** a distance of **411.01 feet** to a 3/4 inch diameter iron pipe found at the Southwest corner of a 1.5054 acre tract conveyed to Debra Charlene Kingry, TOD by Official Record 376 page 615;

Thence, around said 1.510 acre tract with the following two courses:

1) **South 89° 02’ 31” East** a distance of **329.52 feet** to an iron pin and cap set;
2) **North 05° 01’ 02” West** a distance of **199.98 feet** to a 3/4 inch diameter iron pipe found in the South line of a 75.888 acre tract conveyed to Gordon Morgridge Rhoades, Trustee by Official Record 311 page 791;

Thence, around said 75.888 acre tract with the following two courses:

1) **South 89° 28’ 04” East** a distance of **1845.48 feet** to a 5/8 inch diameter iron pin found;
2) **North 02° 11’ 19” West** a distance of **1275.11 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped “Elliott 7759” found at the southwest corner of a 47.62 acre tract conveyed to Richard Morgridge Rhoades, Trustee by Official Record 311 page 795;

Thence, with the south line of said 47.62 acre tract, **North 88° 37’ 57” East** a distance of **1146.69 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped “Elliott 7759” found at the northwest corner of a 50.288 acre tract conveyed to Richard Randall Rhoades by Official Record 311 page 754;

Thence, with the west line of said 50.288 acre tract, **South 00° 29’ 33” West** a distance of **2567.75 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped “Elliott 7759” found in the north line of a 131.0462 acre tract conveyed to Stephen E and Anna S Helmuth, Joint Lives by Official Record 410 page 334;

Thence, with the north line of said 131.0462 acre tract, **North 89° 30’ 53” West**, passing iron pin and cap set at 1836.05 feet, a total distance of **1869.50 feet** to the centerline of an open ditch and corner to said Farmwald’s 25.295 acre tract;

Thence, with said 25.295 acre tract with the following three courses:

1) **North 89° 43’ 32” West**, passing a 3/4 inch diameter iron pipe found at 12.65 feet, a total distance of **796.85 feet** to a 3/4 inch diameter iron pipe found;
2) **North 05° 01’ 02” West** a distance of **660.38 feet** to a 3/4 inch diameter iron pipe found;
3) **North 89° 41’ 01” West** a distance of **473.01 feet** returning to the **True Point of Beginning**, containing **116.9527 Acres** more or less.

Bearings are based on a GPS observation on July 31, 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 June 24, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260512-116.9527)

Nathan L. Cottrill, PS-8821