DEED REFERENCE

ANN NIBERT GAY, TRUSTEE
OR 451 PG 2247
PARCEL No. 29-00454.000
Ⓐ 50.16 ACRES

BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/27/12 WGS 1984 GEODETIC NORTH.

N
W E
S

S 31°58'11" E 5991.45'

VMS 6247
VMS 4513

STEPHEN BRUCE TYSON (1/2) &
JAMIE TERESA TYSON (1/2)
OR 321 PG 497
ITEM 4: FIRST TRACT:
194.24 ACRES
29-00058.000

@1662.23'

N 83°21'23" E 1685.59'

POB
N=687070.28'
E=1688549.64'

ROBERTS MILL ROAD (TR 96, 40' R/W)

S 27°08'23" E 1496.75'

N 06°16'24" W
67.98'

VMS 4513
VMS 6384

N 12°15'10" W 922.71'

Ⓐ
50.7716± ACRES

N 85°32'53" W 2160.30'

@25.44'

229.96'

N=685730.83
E=1689217.27'

VMS 6384
VMS 13986

BROKE OFF
@ GRADE

JAMES M CANNON JR (14/16),
MARC A PALMER, TRUSTEE (1/16) &
MARC A PALMER, TRUSTEE (1/16)
OR 415 PG 2120
101.131 ACRES
29-00102.000

MATTHEW ALTHOUSE
OR 418 PG 471
2.086 ACRES
29-00711.000

VMS 8745

LEGEND

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

- ANGLE IRON FENCE POST (FOUND)
- 1/2" ø IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- MADISON CO. MONUMENT (12-43)
- RAILROAD SPIKE (FOUND)
- RAILROAD SPIKE (SET)
- 5/8"ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

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: 09/11/26

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

50.7716± ACRES, VMS 4513, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR RANDY MILLER

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

JOB No. S260713A	CREW:	MW
SURVEYED 09/2026	DWN BY:	NC
DRAWN 09/03/26	CHECK:	RC

COTTRILL SURVEYING, INC

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

50.7716 Acre Tract

Surveyed for Randy Miller

The following described 50.7716 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being all of a 50.16 acre tract (Parcel 29-00454.000) as conveyed to Ann Nibert Gay, Trustee by Official Record 451 page 2247, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Roberts Mill Road (Township Road 96, 40 feet right-of-way) at a corner to a 194.24 acre tract conveyed to Stephen Bruce Tyson (1/2) and Jamie Teresa Tyson (1/2) by Official Record 321 page 497 and the northeast corner of said 50.16 acre tract, said railroad spike bears South 31° 58' 11" East a distance of 5991.45 feet from Madison County Monument 12-43;

Thence, with the centerline of Roberts Mill Road, **South 27° 08' 23" East** a distance of **1496.75 feet** to a railroad spike found at the northeast corner of a 2.086 acre tract conveyed to Matthew Althouse by Official Record 418 page 471;

Thence, with the north line of said 2.086 acre tract, **North 85° 32' 53" West**, passing a 1/2 inch diameter iron pipe found at 25.44 feet, passing a 1/2 inch diameter iron pipe found at the northeast corner of a 101.131 acre tract conveyed to James M Cannon, Jr (14/16), Marc A Palmer, Trustee (1/16) and Marc A Palmer, Trustee (1/16) by Official Record 415 page 2120 at 229.96 feet, continuing with the North line of said 101.131 acre tract, a total distance of **2160.30 feet** to an iron pin and cap set in a line of said Tyson's 194.24 acre tract and being in the line between VMS 4513 and VMS 6384;

Thence, with the said 194.24 acre tract and with said VMS line, **North 12° 15' 10" West** a distance of **922.71 feet** to an iron pin and cap set;

Thence, leaving said VMS line and continuing with said 194.24 acre tract with the following two courses:

1) **North 06° 16' 24" West** a distance of **67.98 feet** to an iron pin and cap set;
2) **North 83° 21' 23" East**, passing an iron pin and cap set at 1662.23 feet, a total distance of **1685.59 feet** returning to the **Point of Beginning**, containing **50.7716 Acres** more or less

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-50.7716)



Nathan L. Cottrill, PS-8821