BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/21/26 WGS 1984 GEODETIC NORTH.

N
W E
S

CREAMER FAMILY LAND LLC
OR 421 PG 1063
80.279 ACRES
14–00140.000
PLAT 12–11

@11" WFP

S 84°22'30" E 1976.59'

291.3989 ACRES
14–00283.000

N 03°25'35" E 1281.83'

S 04°19'52" W 212.89'

THOMAS M & WANDA J SWYERS,
TENANTS BY ENTIRETY
OR 391 PG 689
6.683 ACRES
14–00253.000

1074.53'

S 86°10'31" E 1590.31'

@1176.12'

TPOB
N=670470.73'
E=1697302.66'

(60' R/W, 66' WIDE TOWN PLAT)
STATE ROUTE 38

LINE	BEARING	DISTANCE
L1	N 18°07'32" W	275.34'
L2	N 86°10'31" W	34.22'
L3	S 17°45'06" E	109.42'
L4	S 87°23'27" W	192.23'
L5	S 11°36'23" E	245.49'
L6	S 02°04'39" W	118.77'
L7	S 17°53'48" E	268.36'

Ⓓ
55.8281± ACRES

Ⓑ
13.5863± ACRES

Ⓐ
3.7633± ACRES

89.6097± ACRES

519.07'

S 04°24'56" W 487.68'

N 04°19'52" E 979.42'

1176.10'

N 87°42'17" W 1513.60'

337.5'

460.35'

SEE DETAIL "A"
S 02°23'56" W 480.81'

NORTH STREET (66')

MAIN STREET

CENTER STREET (66')

Ⓒ
16.4320± ACRES

RRS (SET) IN TOP OF D.A.I.F.P.
(FOUND IN CONCRETE)
RUSTED OFF @GROUND LEVEL
N=669742.12'
E=1693680.57'

545.82'(D)

VMS 4387
N 86°58'44" W 1956.36'

VMS 6054

1410.54'

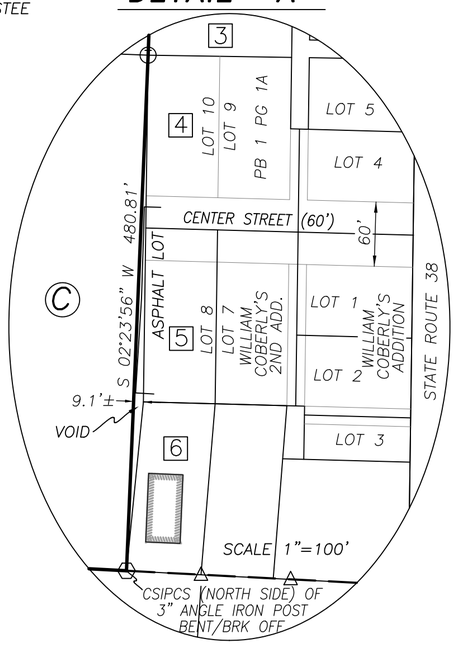
VMS 4387
N 86°55'39" W 1529.23'
VMS 10233

VMS 6054
VMS 10233

DAVID WATSON WILLIAMS, LIFE ESTATE
DB 236 PG 266
291.3989 ACRES
FIRST TRACT
14–00283.000

NANCY A CLEMMONS, TRUSTEE
OR 282 PG 2093
92.66 ACRES
14–00055.000

DETAIL "A"



LEGEND

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

- Ⓣ 3/4" T–BAR & CAP (FOUND)
- ◎ 3/4" ø THIN WALLED PIPE (FOUND)
- ⬯ 5/8" ø REBAR (FOUND)
- □ IRON PIN (FOUND)
- △ 1/2" ø IRON PIPE (FOUND)
- ● RAILROAD SPIKE (SET)
- ⬠ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
- ⬡ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ✡ MADISON COUNTY MONUMENT 02–010 (FOUND)

DEED REFERENCE

JOHN D BINNS
OR 23 PG 373
PARCEL No. 14–00265.000
89.770 ACRES BY AUDITOR

TRACT 1:
Ⓐ 5 ACRES

TRACT 2:
Ⓑ 14 ACRES

TRACT 3:
Ⓒ 16.31 ACRES

TRACT 4:
Ⓓ 55.125 ACRES

ADJOINER DEED REFERENCE

1 TODD & KRISTIN MCPHERSON, JT LIVES
OR 228 PG 2329 – 0.995 ACRES
14–00050.000

PAINT TWP TRUSTEES
2 OR 21 PG 82 – 1 ACRE
14–00265.001

3 DB 185 PG 351 – 0.622 ACRES
14–00323.000

CHURCH CHRIST CHRISTIAN UNION TRUSTEES
4 NO RECORD – 0.1188 ACRES
14–00328.000

5 NO RECORD – 0.05 ACRES
14–00269.000

NEWPORT CHURCH OF CHRIST IN CHRISTIAN UNION
6 OR 251 PG 2034 – 0.253 ACRES
14–00330.000

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

DATE: 07/28/26

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

89.6097± ACRES, VMS 4387, PAINT TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR BINNS

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

JOB No.	S260531	CREW:	MW
SURVEYED	07/22/26	DWN BY:	NC
DRAWN	07/23/26	CHECK:	RC

COTTRILL SURVEYING, INC

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

89.6097 Acre Tract

Surveyed for Binns

The following described 89.6097 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 4387, being all that remains of a 5 acre tract (Tract 1), all of a 14 acre tract (Tract 2), all of a 16.31 acre tract (Tract 3) and all of a 55.125 acre tract (Tract 4) (all being Parcel 14-00265.000, 89.770 acres per Auditor) as conveyed to John D Binns by Official Record 23 page 373, and being more particularly described as follows:

Commencing at an iron pin found in the centerline of State Route 38 (60 feet right-of-way, 66 feet wide by original Town Plat of Newport) at the southeast corner of a 0.995 acre tract conveyed to Todd and Kristin Mcpherson, Joint Lives by Official Record 228 page 2329, said iron pin bears North 18° 07' 32" West a distance of 275.34 feet from the intersection of the centerline of State Route 38 with the extension of the north line North Street (66 feet wide);

Thence, with the south line of said 0.995 acre tract, North 86° 10' 31" West a distance of 34.22 feet to a 3/4 inch diameter thin walled pipe found at the northeast corner of said 5 acre tract and being in the southwest line of State Route 38 and being the **True Point of Beginning**;

Thence, with the southwest line of State Route 38, **South 17° 45' 06" East** a distance of **109.42 feet** to a 5/8 inch diameter rebar found at the northeast corner of a 1 acre tract conveyed to Paint Township Trustees by Official Record 21 page 82;

Thence, around said 1 acre tract with the following two courses:

1) **South 87° 23' 27" West** a distance of **192.23 feet** to a 5/8 inch diameter rebar found;
2) **South 11° 36' 23" East** a distance of **245.49 feet** to a 5/8 inch diameter rebar found at the northwest corner of a 0.622 acre tract conveyed to Paint Township Trustees by Deed Book 185 page 351;

Thence, with the west line of said 0.622 acre tract, **South 02° 04' 39" West** a distance of **118.77 feet** to a 3/4 inch T-bar found at the northwest corner of a 0.1188 acre tract conveyed to Church of Christ in Christian Union Trustees, being the northwest corner of Lot 10 of William Coberly's 2nd Addition as recorded in Plat Book 1 Page 1A and being the northeast corner of said 16.31 acre tract;

Thence, with the east line of said 16.31 acre tract, **South 02° 23' 56" West** a distance of **480.81 feet** to an iron pin and cap set at the southwest corner of a 0.253 acre tract conveyed to Newport Church of Christ in Christian Union by Official Record 251 page 2034, in the north line of a 92.66 acre tract conveyed to Nancy A Clemmons, Trustee by Official Record 282 page 2093 and in the line between VMS 4387 and VMS 10233;

Thence, with the north line of said 92.66 acre tract and with said VMS line with the following two courses:

1) **North 86° 55' 39" West** a distance of **1529.23 feet** to an iron pin and cap set at the southeast corner of said 55.125 acre tract;
2) **North 86° 58' 44" West**, passing a corner to a 291.3989 acre tract conveyed to David Watson Williams, Life Estate by Deed Book 236 page 266 at 1410.54 feet, a total distance of **1956.36 feet** to a railroad spike set in the top of a double angle iron fence post found in concrete (rusted off at grade);

Thence, with said 291.3989 acre tract, **North 03° 25' 35" East** a distance of **1281.83 feet** to a 5/8 inch diameter rebar found at the southwest corner of an 80.279 acre tract conveyed to Creamer Family Land LLC by Official Record 421 page 1063;

Thence, with the south line of said 80.279 acre tract, **South 84° 22’ 30” East** a distance of **1976.59 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped “Elliott PS7759” found in the west line of a 6.683 acre tract conveyed to Thomas M and Wanda J Swyers, tenants by entirety by Official Record 391 page 689;

Thence, around said 6.683 acre tract with the following two courses:

1) **South 04° 19’ 52” West** a distance of **212.89 feet** to a 5/8 inch diameter rebar found at the northwest corner of said 16.31 acre tract;
2) **South 86° 10’ 31” East**, passing the southwest corner of said McPherson’s 0.995 acre tract at 1074.53 feet, passing the northwest corner of said 5 acre tract at 1176.12 feet, a total distance of **1590.31 feet** returning to the **True Point of Beginning**, containing **89.6097 Acres** more or less, of which 3.7633 acres more or less is all that remains of said 5 acre tract, 13.5863 acres more or less is all of said 14 acre tract, 16.4320 acres more or less is all of said 16.31 acre tract and 55.8281 acres more or less is all of said 55.125 acre tract.

Bearings are based on a GPS observation on July 21, 2026, 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 July 22, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260531-89.6097)

Nathan L. Cottrill, PS-8821