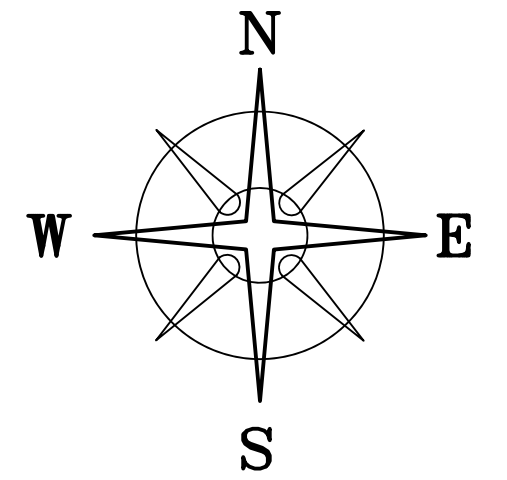
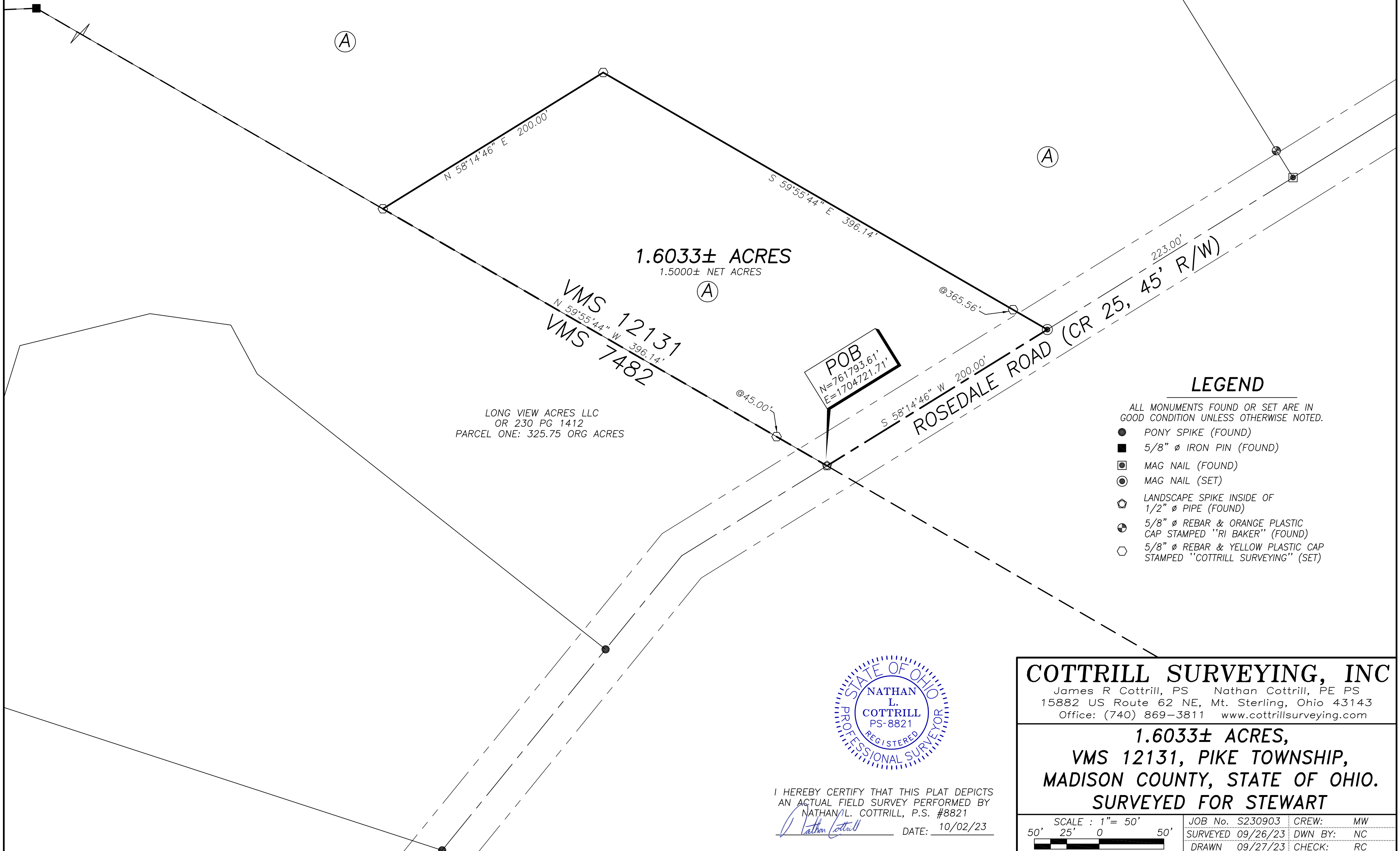


**DEED REFERENCE**  
**JAMES & CHERYL STEWART,**  
 TRUSTEE OR SUCCESSOR TRUSTEE(S)  
 OR 148 PG 975  
 Parcel No. 15-00150.001  
 158.9068 ACRES  
 160.533 ORG ACRES



BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 06/30/21  
 WGS 1984 GEODETIC NORTH.



**1.6033± ACRES**  
 1.5000± NET ACRES

VMS 12131  
 N 59°55'44" W 396.14'  
 VMS 7482

LONG VIEW ACRES LLC  
 OR 230 PG 1412  
 PARCEL ONE: 325.75 ORG ACRES

POB  
 N=761793.61'  
 E=1704721.71'

ROSEDALE ROAD (CR 25, 45' R/W)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- PONY SPIKE (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - ▣ MAG NAIL (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⬠ LANDSCAPE SPIKE INSIDE OF 1/2" Ø PIPE (FOUND)
  - ⊗ 5/8" Ø REBAR & ORANGE PLASTIC CAP STAMPED "RI BAKER" (FOUND)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 10/02/23

**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

**1.6033± ACRES,**  
**VMS 12131, PIKE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR STEWART**

SCALE : 1" = 50'  
 50' 25' 0 50'

JOB No. S230903 CREW: MW  
 SURVEYED 09/26/23 DWN BY: NC  
 DRAWN 09/27/23 CHECK: RC

# COTTRILL SURVEYING, INC

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

## 1.6033 Acre Tract Surveyed for Stewart

The following described 1.6033 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 12131, being part of a 158.9068 acre tract (Parcel 15-00150.001, 160.533 original acre tract) conveyed to James and Cheryl Stewart, Trustee or Successor Trustee(s) by Official Record 148 page 975, and being more particularly described as follows:

Beginning at a landscape spike inside of a 1/2 inch diameter iron pipe found at the intersection of the centerline of Rosedale Road (County Road 25, 45 feet right-of-way) with the line between VMS 7482 and VMS 12131, being the East corner of a 325.75 original acre tract conveyed to Long View Acres LLC by Official Record 230 page 1412 in the South corner of said 158.9068 acre tract;

Thence, with the Northeast line of said 325.75 original acre tract and said VMS line, **North 59° 55' 44" West**, passing an iron pin and cap set at 45.00 feet, a total distance of **396.14 feet** to an iron pin and cap set;

Thence, across said 158.9068 acre tract with the following two new courses:

- 1) **North 58° 14' 46" East** a distance of **200.00 feet** to an iron pin and cap set;
- 2) **South 59° 55' 44" East**, passing an iron pin and cap set at 365.56 feet, a total distance of **396.14 feet** to a mag nail set in the centerline of Rosedale Road;

Thence, with the centerline of Rosedale Road, **South 58° 14' 46" West** a distance of **200.00 feet** returning to the **Point of Beginning**, containing **1.6033 Acres** more or less.

Bearings are based on a GPS observation on June 30, 2021, 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 pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on September 26, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821  
(Job #S230903-1.6033)