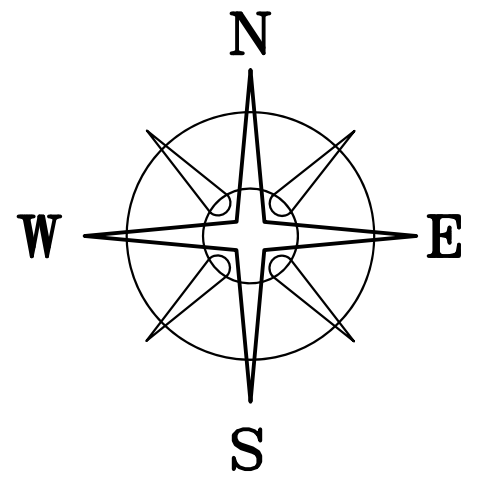


**DEED REFERENCE**

**PHILIP & TWILA WEBER JT LIVES**  
**OR 305 PG 2308**  
**11.2796 ACRES**  
 PARCEL No. 15-00082.000

BEARINGS ARE BASED ON THE  
 SOUTHWEST LINE OF A 6.4779 AC TRACT  
 AS DESCRIBED IN OR 336 PG 1073  
 (S 47°14'10" W)



CARL F WILLIAMS FARM LLC  
 OR 304 PG 1119  
 13.91 ACRES  
 PARCEL No. 15-00169.000

ROBERT DALE & DAWN MARIE STAUFFER  
 DB 290 PG 740  
 5.52 ACRES (AUDITOR)  
 TRACT NO. 2  
 8.36 ORG ACRES  
 PARCEL No. 15-00085.000

CLAYTON & DEBRA  
 MCCLONE 23  
 OR 269 PG 23  
 0.485 ACRES  
 15-00087.000

DUANE & ERICA GINGERICH, JT LIVES  
 OR 235 PG 2149  
 7.885 ACRES (AUDITOR)  
 11.276 ORG ACRES  
 PARCEL No. 15-00067.000

**LEGEND**

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

- IRON PIN (FOUND)
- ◇ PK NAIL (FOUND)
- 3/4" Ø IRON PIN (FOUND)
- MAG NAIL (SET)
- 1/4" SOLID IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-014 (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: 11/14/22

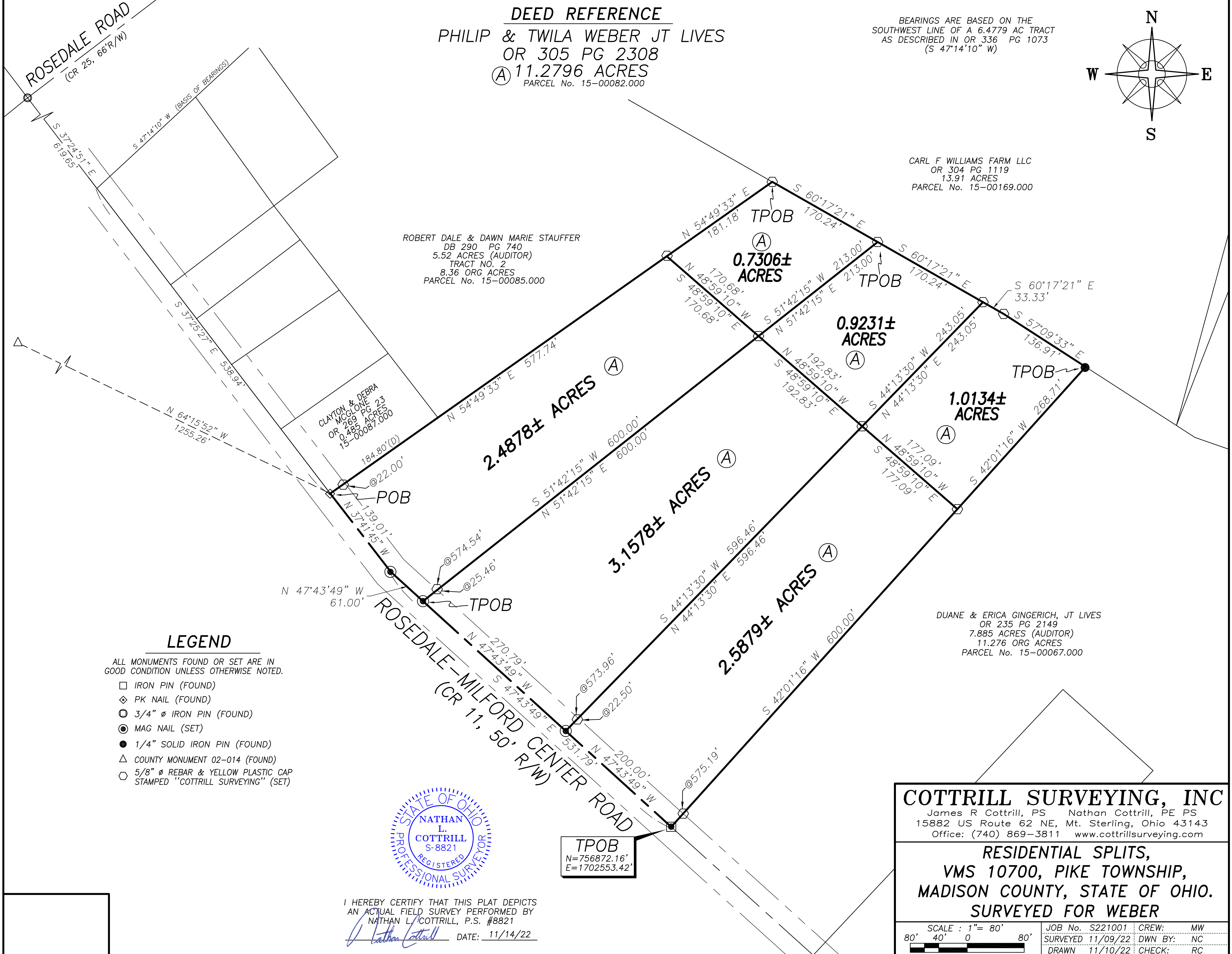
TPOB  
 N=756872.16'  
 E=1702553.42'

**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

**RESIDENTIAL SPLITS,  
 VMS 10700, PIKE TOWNSHIP,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR WEBER**

SCALE : 1" = 80'  
 80' 40' 0 80'

JOB No. S221001 CREW: MW  
 SURVEYED 11/09/22 DWN BY: NC  
 DRAWN 11/10/22 CHECK: RC



# COTTRILL SURVEYING, INC

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

## 0.7306 Acre Tract Surveyed for Weber

The following described 0.7306 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 11.2796 acre tract (Parcel 15-00082.000) conveyed to Philip and Twila Weber, Joint Lives by Official Record 305 page 2308, and being more particularly described as follows:

Commencing at PK nail found in the centerline of Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way), at the South corner of a 0.485 acre tract conveyed to Clayton and Debra McGlone by Official Record 269 page 23 and the West corner of said 11.2796 acre tract, said iron pin bears South 37° 24' 51" East a distance of 619.65 feet and South 37° 25' 27" East a distance of 538.94 feet from a 3/4 inch diameter iron pin found at the centerline intersection of said Rosedale- Milford Center Road and Rosedale Road (County Road 25, 66 feet right-of-way);

Thence, with the Southeast line of said 0.485 acre tract, North 54° 49' 33" East, passing an iron pin and cap set at 22.00 feet, passing the South corner of a 5.52 acre tract conveyed to Robert Dale and Dawn Marie Stauffer by Deed Book 290 page 740 at 184.80 feet, a total distance of 758.92 feet to an iron pin and cap set in the Southwest line of a 13.91 acre tract conveyed to Carl F Williams Farm LLC by Official Record 304 page 1119 and being the **True Point of Beginning**;

Thence, with the Southwest line of said 13.91 acre tract, **South 60° 17' 21" East** a distance of **170.24 feet** to an iron pin and cap set;

Thence, across said 11.2796 acre tract with the following two new courses:

- 1) **South 51° 42' 15" West** a distance of **213.00 feet** to an iron pin and cap set;
- 2) **North 48° 59' 10" West** a distance of **170.68 feet** to an iron pin and cap set in the Southeast line of said Stauffer's 5.52 acre tract;

Thence, with the Southeast line of said 5.52 acre tract, **North 54° 49' 33" East** a distance of **181.18 feet** returning to the **True Point of Beginning**, containing **0.7306 Acres** more or less.


Bearings are based on the southwest line of a 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

This deed is 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 a field survey performed November 9, 2022 by Nathan L. Cottrill, PS registration #8821.



  
Nathan L. Cottrill, PS #8821  
(Job #S221001-0.7306)

# COTTRILL SURVEYING, INC

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

## 0.9231 Acre Tract Surveyed for Weber

The following described 0.9231 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 11.2796 acre tract (Parcel 15-00082.000) conveyed to Philip and Twila Weber, Joint Lives by Official Record 305 page 2308, and being more particularly described as follows:

Commencing at PK nail found in the centerline of Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way), at the South corner of a 0.485 acre tract conveyed to Clayton and Debra McGlone by Official Record 269 page 23 and the West corner of said 11.2796 acre tract, said iron pin bears South 37° 24' 51" East a distance of 619.65 feet and South 37° 25' 27" East a distance of 538.94 feet from a 3/4 inch diameter iron pin found at the centerline intersection of Rosedale- Milford Center Road and Rosedale Road (County Road 25, 66 feet right-of-way);

Thence, with the Southeast line of said 0.485 acre tract, North 54° 49' 33" East, passing an iron pin and cap set at 22.00 feet, passing the South corner of a 5.52 acre tract conveyed to Robert Dale and Dawn Marie Stauffer by Deed Book 290 page 740 at 184.80 feet, a total distance of 758.92 feet to an iron pin and cap set in the Southwest line of a 13.91 acre tract conveyed to Carl F Williams Farm LLC by Official Record 304 page 1119;

Thence, with the Southwest line of said 13.91 acre tract, South 60° 17' 21" East a distance of 170.24 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, with the Southwest line of said 13.91 acre tract, **South 60° 17' 21" East** a distance of **170.24 feet** to an iron pin and cap set;

Thence, across said 11.2796 acre tract with the following three new courses:

- 1) **South 44° 13' 30" West** a distance of **243.05 feet** to an iron pin and cap set;
- 2) **North 48° 59' 10" West** a distance of **192.83 feet** to an iron pin and cap set;
- 3) **North 51° 42' 15" East** a distance of **213.00 feet** returning to the **True Point of Beginning**, containing **0.9231 Acres** more or less.


Bearings are based on the southwest line of a 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

This deed is 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 a field survey performed November 9, 2022 by Nathan L. Cottrill, PS registration #8821.



  
Nathan L. Cottrill, PS #8821  
(Job #S221001-0.9231)

# COTTRILL SURVEYING, INC

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

## 1.0134 Acre Tract Surveyed for Weber

The following described 1.0134 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 11.2796 acre tract (Parcel 15-00082.000) conveyed to Philip and Twila Weber, Joint Lives by Official Record 305 page 2308, and being more particularly described as follows:

Commencing at PK nail found in the centerline of Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way), at the South corner of a 0.485 acre tract conveyed to Clayton and Debra McGlone by Official Record 269 page 23 and the West corner of said 11.2796 acre tract, said iron pin bears South 37° 24' 51" East a distance of 619.65 feet and South 37° 25' 27" East a distance of 538.94 feet from a 3/4 inch diameter iron pin found at the centerline intersection of Rosedale-Milford Center Road and Rosedale Road (County Road 25, 66 feet right-of-way);

Thence, with the centerline of Rosedale-Milford Center Road with the following two courses:

- 1) South 37° 41' 45" East a distance of 139.01 feet to a mag nail set
- 2) South 47° 43' 49" East a distance of 531.79 feet to a mag nail set at the West corner of a 7.885 acre tract conveyed to Duane and Erica Gingerich, Joint Lives by Official Record 235 page 2149 in the South corner of said 11.2796 acre tract

Thence, with the Northwest line of said 7.885 acre tract, North 42° 01' 16" East a distance of 868.71 feet to a 1/4 inch solid iron pin found in the Southwest line of a 13.91 acre tract conveyed to Carl F Williams Farm LLC by Official Record 304 page 1119 and being the East corner of said 11.2796 acre tract and being the **True Point of Beginning**;

Thence, with the Northwest line of said 7.885 acre tract, **South 42° 01' 16" West** a distance of **268.71 feet** to an iron pin and cap set;

Thence, across said 11.2796 acre tract with the following two new courses:

- 1) **North 48° 59' 10" West** a distance of **177.09 feet** to an iron pin and cap set;
- 2) **North 44° 13' 30" East** a distance of **243.05 feet** to an iron pin and cap set in the Southwest line of said 13.91 acre tract;

Thence, with the Southwest line of said 13.91 acre tract with the following two courses:

- 1) **South 60° 17' 21" East** a distance of **33.33 feet** to an iron pin and cap set;
- 2) **South 57° 09' 33" East** a distance of **136.91 feet** returning to the **True Point of Beginning**, containing **1.0134 Acres** more or less.

Bearings are based on the southwest line of a 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

This deed is 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 a field survey performed November 9, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821  
(Job #S221001-2.5879)

# COTTRILL SURVEYING, INC

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

## 2.4878 Acre Tract Surveyed for Weber

The following described 2.4878 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 11.2796 acre tract (Parcel 15-00082.000) conveyed to Philip and Twila Weber, Joint Lives by Official Record 305 page 2308, and being more particularly described as follows:

Beginning at PK nail found in the centerline of Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way), at the South corner of a 0.485 acre tract conveyed to Clayton and Debra McGlone by Official Record 269 page 23 and the West corner of said 11.2796 acre tract, said iron pin bears South 37° 24' 51" East a distance of 619.65 feet and South 37° 25' 27" East a distance of 538.94 feet from a 3/4 inch diameter iron pin found at the centerline intersection of Rosedale- Milford Center Road and Rosedale Road (County Road 25, 66 feet right-of-way);

Thence, with the Southeast line of said 0.485 acre tract, **North 54° 49' 33" East**, passing an iron pin and cap set at 22.00 feet, passing the South corner of a 5.52 acre tract conveyed to Robert Dale and Dawn Marie Stauffer by Deed Book 290 page 740 at 184.80 feet, a total distance of **577.74 feet** to an iron pin and cap set;

Thence, across said 11.2796 acre tract with the following two new courses:

- 1) **South 48° 59' 10" East** a distance of **170.68 feet** to an iron pin and cap set;
- 2) **South 51° 42' 15" West**, passing an iron pin and cap set at 574.54 feet, a total distance of **600.00 feet** to a mag nail set in the centerline of Rosedale- Milford Center Road;

Thence, with the centerline of Rosedale- Milford Center Road with the following two courses:

- 1) **North 47° 43' 49" West** a distance of **61.00 feet** to a mag nail set;
- 2) **North 37° 41' 45" West** a distance of **139.01 feet** returning to the **Point of Beginning**, containing **2.4878 Acres** more or less.

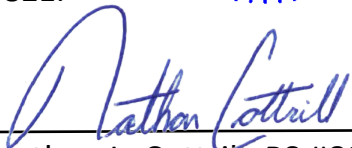
Bearings are based on the southwest line of a 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

This deed is 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 a field survey performed November 9, 2022 by Nathan L. Cottrill, PS registration #8821.



  
Nathan L. Cottrill, PS #8821  
(Job #S221001-2.4878)

# COTTRILL SURVEYING, INC

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

## 2.5879 Acre Tract Surveyed for Weber

The following described 2.5879 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 11.2796 acre tract (Parcel 15-00082.000) conveyed to Philip and Twila Weber, Joint Lives by Official Record 305 page 2308, and being more particularly described as follows:

Commencing at PK nail found in the centerline of Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way), at the South corner of a 0.485 acre tract conveyed to Clayton and Debra McGlone by Official Record 269 page 23 and the West corner of said 11.2796 acre tract, said iron pin bears South 37° 24' 51" East a distance of 619.65 feet and South 37° 25' 27" East a distance of 538.94 feet from a 3/4 inch diameter iron pin found at the centerline intersection of Rosedale- Milford Center Road and Rosedale Road (County Road 25, 66 feet right-of-way);

Thence, with the centerline of Rosedale-Milford Center Road with the following two courses:

- 1) South 37° 41' 45" East a distance of 139.01 feet to a mag nail set
- 2) South 47° 43' 49" East a distance of 531.79 feet to a mag nail set at the West corner of a 7.885 acre tract conveyed to Duane and Erica Gingerich, Joint Lives by Official Record 235 page 2149 in the South corner of said 11.2796 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Rosedale-Milford Center Road, **North 47° 43' 49" West** a distance of **200.00 feet** to a mag nail set;

Thence, across said 11.2796 acre tract with the following two new courses:

- 1) **North 44° 13' 30" East**, passing an iron pin and cap set at 22.50 feet, a total distance of **596.46 feet** to an iron pin and cap set;
- 2) **South 48° 59' 10" East** a distance of **177.09 feet** to an iron pin and cap set in the Northwest line of said Gingerich's 7.885 acre tract;

Thence, with the Northwest line of said 7.885 acre tract, **South 42° 01' 16" West**, passing an iron pin and cap set at 575.19 feet, a total distance of **600.00 feet** returning to the **True Point of Beginning**, containing **2.5879 Acres** more or less.

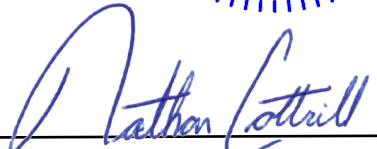
Bearings are based on the southwest line of a 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

This deed is 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 a field survey performed November 9, 2022 by Nathan L. Cottrill, PS registration #8821.



  
Nathan L. Cottrill, PS #8821  
(Job #S221001-2.5879)

# COTTRILL SURVEYING, INC

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

## 3.1578 Acre Tract Surveyed for Weber

The following described 3.1578 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 11.2796 acre tract (Parcel 15-00082.000) conveyed to Philip and Twila Weber, Joint Lives by Official Record 305 page 2308, and being more particularly described as follows:

Commencing at PK nail found in the centerline of Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way), at the South corner of a 0.485 acre tract conveyed to Clayton and Debra McGlone by Official Record 269 page 23 and the West corner of said 11.2796 acre tract, said iron pin bears South 37° 24' 51" East a distance of 619.65 feet and South 37° 25' 27" East a distance of 538.94 feet from a 3/4 inch diameter iron pin found at the centerline intersection of Rosedale- Milford Center Road and Rosedale Road (County Road 25, 66 feet right-of-way);

Thence, with the centerline of Rosedale-Milford Center Road with the following two courses:

- 1) South 37° 41' 45" East a distance of 139.01 feet to a mag nail set
- 2) South 47° 43' 49" East a distance of 61.00 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 11.2796 acre tract with the following three new courses:

- 1) **North 51° 42' 15" East**, passing an iron pin and cap set at 25.46 feet, a total distance of **600.00 feet** to an iron pin and cap set;
- 2) **South 48° 59' 10" East** a distance of **192.83 feet** to an iron pin and cap set;
- 3) **South 44° 13' 30" West**, passing an iron pin and cap set at 573.96 feet, a total distance of **596.46 feet** to a mag nail set in the centerline of Rosedale-Milford Center Road;

Thence, with the centerline of Rosedale-Milford Center Road, **North 47° 43' 49" West** a distance of **270.79 feet** returning to the **True Point of Beginning**, containing **3.1578 Acres** more or less.


Bearings are based on the southwest line of a 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

This deed is 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 a field survey performed November 9, 2022 by Nathan L. Cottrill, PS registration #8821.



  
Nathan L. Cottrill, PS #8821  
(Job #S221001-3.1578)