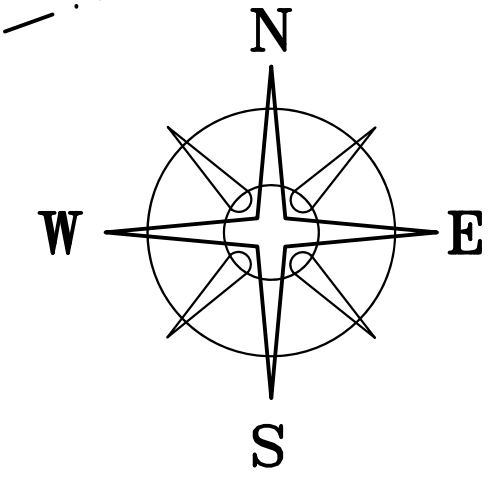


DEED REFERENCE
LEONARD R & BARBARA A HISER, JT LIVES
DB 290 PG 690
 (A) 150.89 ACRES (TOTAL)
 175 ACRES (ORIGINAL)
 PAINT TOWNSHIP - 148 ACRES
 PARCEL No. 14-00163.000
 RANGE TOWNSHIP - 2.89 ACRES
 PARCEL No. 21-00178.000

BEARINGS ARE BASED ON THE
 CENTERLINE OF STATE ROUTE 38
 AS DESCRIBED IN OR 128 PG 1145



PAINT TOWNSHIP
 RANGE TOWNSHIP

N 02°06'18" E
 1298.20'

EXISTING 20' DRAINAGE EASEMENT TO POTEE DITCH

(SCALED FROM GIS)

(A)

(A)

(A)

(A)

LEONARD R & BARBARA A HISER, JT LIVES
 OR 396 PG 81
 4.1000 ACRES
 21-00178.002

(A)

7.5030± ACRES

POB
 N=651673.61'
 E=1696823.32'

V.M.S. 6023
 WATSON ROAD (TWP.99, 40'R/W)

60' INGRESS/EGRESS EASEMENT
 0.4199± ACRES

DAVID L & ROGER E CALL, TRUSTEES
 OR 158 PG 653
 218.08 ACRES
 21-00244.000 - 124 ACRES

V.M.S. 6023

V.M.S. 7278

STATE ROUTE 38 (60' R/W)
 V.M.S. 6101

V.M.S. 6101

S 85°56'22" E
 727.76'

S 86°13'14" E 1578.54'

N 01°38'35" E 324.97'
 @20.01'

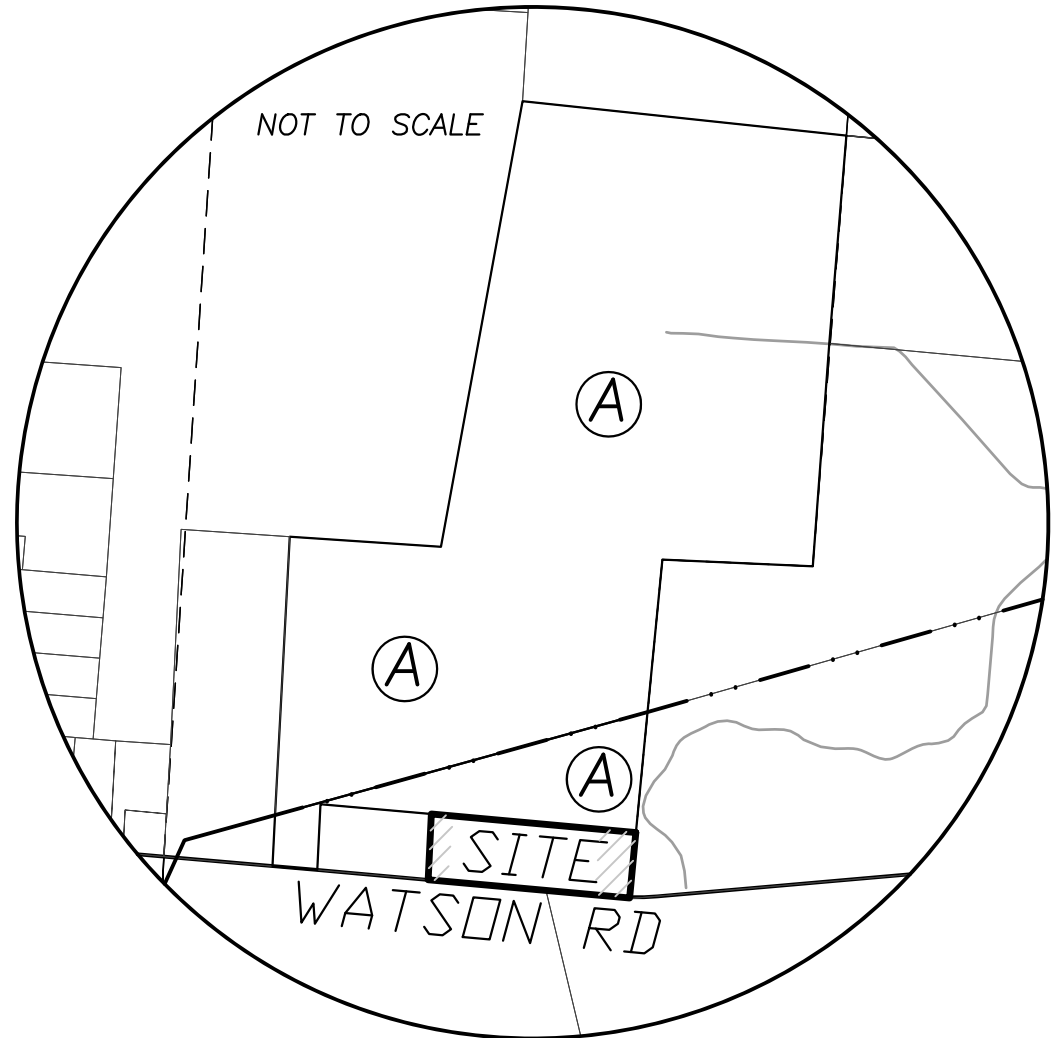
S 86°13'30" E 1012.43'

N 86°13'14" W 1000.16'

N 03°48'23" E 304.82'

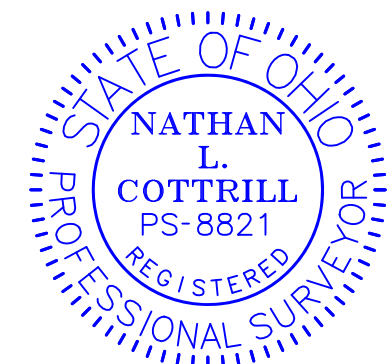
S 03°48'23" W 324.82'

LOCATION MAP



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ MADISON COUNTY MONUMENT #02-017
 - MAG NAIL (FOUND)
 - RAILROAD SPIKE (SET)
 - 3/4" Ø IRON PIPE (FOUND)
 - ⊙ 1/2" Ø ELECTRICAL CONDUIT (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

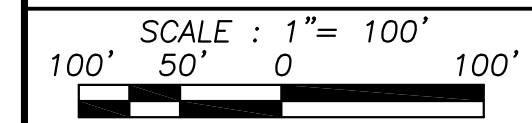


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 07/20/23

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

7.5030± ACRES,
VMS 6032, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HISER



SCALE : 1" = 100'
 JOB No. S230622 CREW: MW
 SURVEYED 07/18/23 DWN BY: NC
 DRAWN 07/19/23 CHECK: RC

COTTRILL SURVEYING, INC

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

7.5030 Acre Tract Surveyed for Hiser

The following described 7.5030 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6032, being part of a 150.89 acre tract (Range Township Parcel 21-00178.000, part of a 175 original acre tract) conveyed to Leonard R and Barbara A Hiser, Joint Lives by Deed Book 290 page 690, and being more particularly described as follows: Beginning at a mag nail found in the centerline of Watson Road (Township Road 99, 40 feet right-of-way) and in the line between VMS 6023 and VMS 7278, said mag nail being the Southeast corner of a 4.1000 acre tract conveyed to Leonard R and Barbara A Hiser, Joint Lives by Official Record 396 page 81 and a corner to said 150.89 acre tract, said mag nail bears South 85° 56' 22" East a distance of 727.76 feet and South 86° 13' 14" East a distance of 1578.54 feet from a mag nail found at the centerline intersection of Watson Road and State Route 38 (60 feet right-of-way);

Thence, with the East line of said 4.1000 acre tract, **North 01° 38' 35" East**, passing an iron pin and cap previously set at 20.01 feet, a total distance of **324.97 feet** to an iron pin and cap previously set at the Northeast corner of said 4.1000 acre tract;

Thence, with a new line across said 150.89 acre tract, **South 86° 13' 30" East** a distance of **1012.43 feet** to an iron pin and cap set in the West line of a 218.08 acre tract conveyed to David L and Roger E Call, Trustees by Official Record 158 page 653 and being in the line between VMS 6023 and VMS 7278;

Thence, with the West line of said 218.08 acre tract and with said VMS line, **South 03° 48' 23" West**, passing an iron pin and cap set at 294.82 feet, a total distance of **324.82 feet** to a railroad spike set in the centerline of Watson Road and being a corner to said VMS 6023 and VMS 7278;

Thence, with said centerline and with said VMS line, **North 86° 13' 14" West** a distance of **1000.16 feet** returning to the **Point of Beginning**, containing **7.5030 Acres** more or less.

Bearings are based on the centerline of State Route 38 as described in Official Record 128 page 1145.

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 July 18, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230622-7.5030)

COTTRILL SURVEYING, INC

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

Ingress/Egress Easement Surveyed for Hiser

The following described 60 feet wide Ingress/Egress Easement is situated in the State of Ohio, Madison County, Range Township, VMS 6032, being part of a 150.89 acre tract (Range Township Parcel 21-00178.000, part of a 175 original acre tract) conveyed to Leonard R and Barbara A Hiser, Joint Lives by Deed Book 290 page 690, and being more particularly described as follows:

Commencing at a railroad spike set in the centerline of Watson Road (Township Road 99, 40 feet right-of-way) and at a corner to VMS 6023 and VMS 7278, being the Southwest corner of a 218.08 acre tract conveyed to David L and Roger E Call, Trustees by Official Record 158 page 653 and the Southeast corner of said 150.89 acre tract, said railroad spike bears South 85° 56' 22" East a distance of 727.76 feet and South 86° 13' 14" East a distance of 2578.70 feet from a mag nail found at the centerline intersection of Watson Road and State Route 38 (60 feet right-of-way);

Thence, with the West line of said 218.08 acre tract and with said VMS line, North 03° 48' 23" East a distance of 20.00 feet to the North right-of-way line of Watson Road and being the **True Point of Beginning**;

Thence, with the North right-of-way line of Watson Road, **North 86° 13' 14" West** a distance of **60.00 feet** to a point;

Thence, across said 150.89 acre tract with the following two courses:

- 1) **North 03° 48' 23" East** a distance of **304.82 feet** to a point;
- 2) **South 86° 13' 30" East** a distance of **60.00 feet** to an iron pin and cap set in the West line of said 218.08 acre tract and in the line between VMS 6023 and VMS 7278;

Thence, with the West line of said 218.08 acre tract and with said VMS line, **South 03° 48' 23" West**, passing an iron pin and cap set at 294.82 feet, a total distance of **304.82 feet** returning to the **True Point of Beginning**, containing **0.4199 Acres** more or less.

Bearings are based on the centerline of State Route 38 as described in Official Record 128 page 1145.

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 July 18, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230622-Ease)