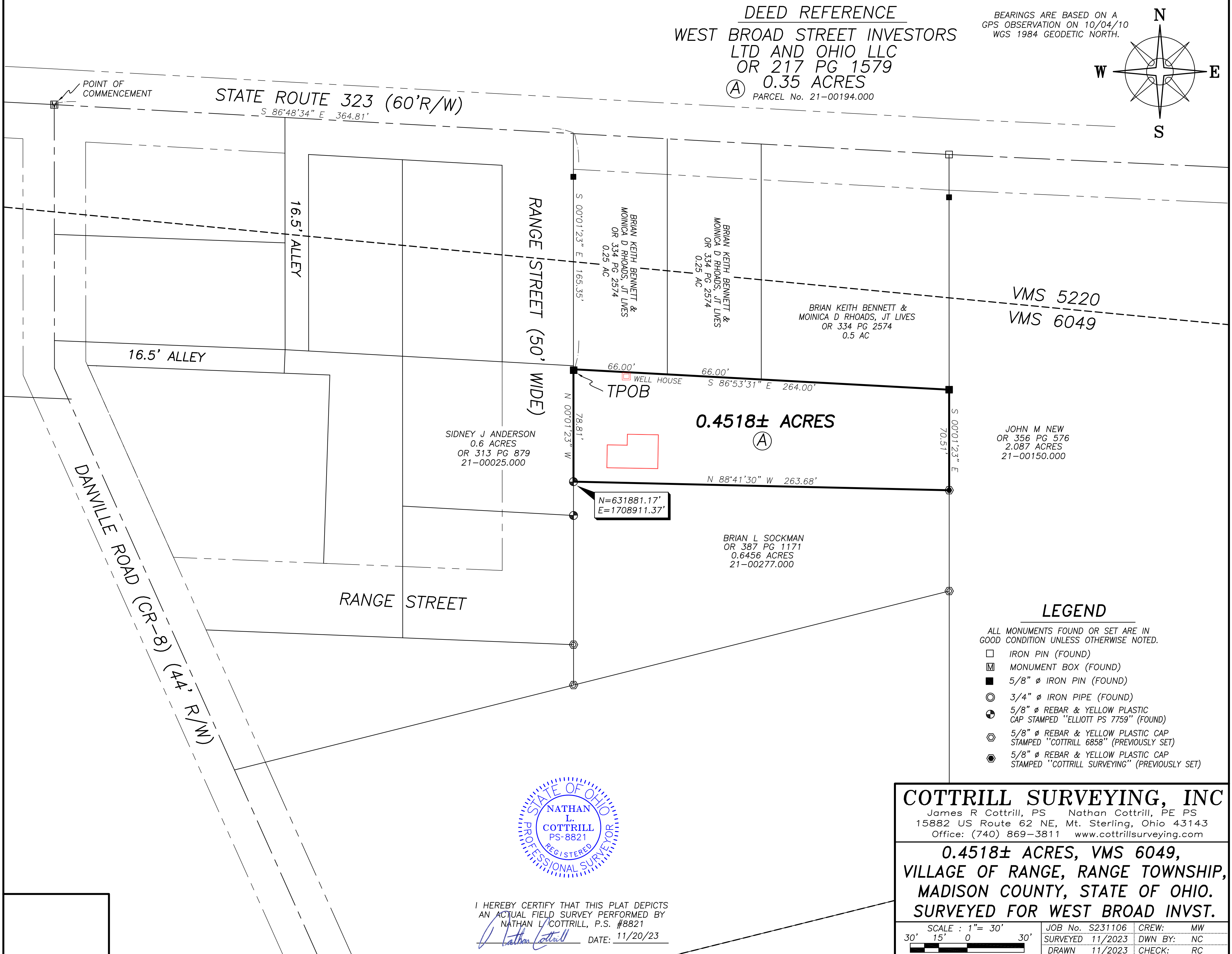
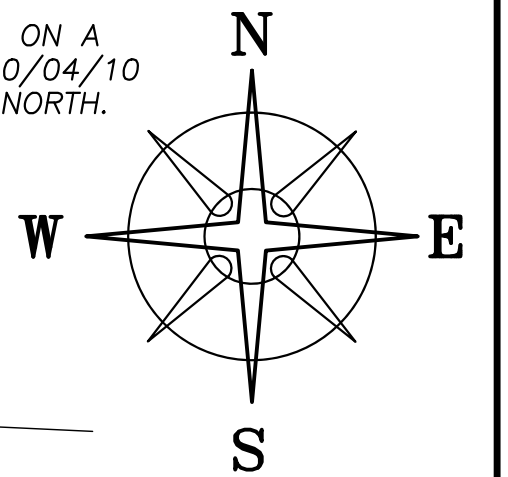


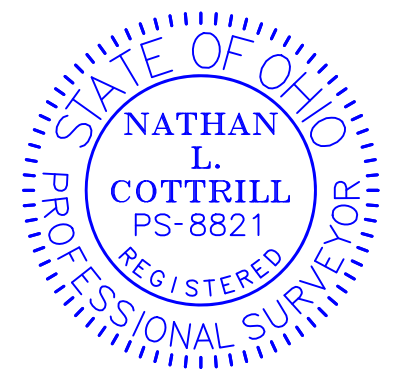
DEED REFERENCE
WEST BROAD STREET INVESTORS
LTD AND OHIO LLC
OR 217 PG 1579
(A) 0.35 ACRES
 PARCEL No. 21-00194.000

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 10/04/10
 WGS 1984 GEODETIC NORTH.



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
 - ▣ MONUMENT BOX (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS 7759" (FOUND)
 - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 11/20/23

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

0.4518± ACRES, VMS 6049,
VILLAGE OF RANGE, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WEST BROAD INVST.

SCALE : 1" = 30'	JOB No. S231106	CREW: MW
30' 15' 0 30'	SURVEYED 11/2023	DWN BY: NC
	DRAWN 11/2023	CHECK: RC

COTTRILL SURVEYING, INC

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

0.4518 Acre Tract *Surveyed for West Broad Street Investors*

The following described 0.4518 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6049, being all of a 0.35 acre tract (Parcel 21.00194.000) conveyed to West a Broad Street Investors LTD and Ohio LLC by Official Record 217 page 1579, and being more particularly described as follows:

Commencing at monument box found at the centerline intersection of State Route 323 (60 feet right-of-way) and Danville Road (County Road eight, 44 feet right-of-way);

Thence, with the centerline of State Route 323, South 86° 48' 34" East a distance of 364.81 feet to the extension of the East line of Range Street (50 feet wide);

Thence, with the East line of Range Street, South 00° 01' 23" East a distance of 165.35 feet to a 5/8 inch diameter iron pin found at the Southwest corner of a 0.25 acre tract conveyed to Brian Keith Bennett and Moinica D Rhoades, Joint Lives by Official Record 334 page 2574, being in the East line of a 0.6 acre tract conveyed to Sidney J Anderson by Official Record 313 page 879, being the Northwest corner of said 0.35 acre tract and being the **True Point of Beginning**;

Thence, with the South line of said 0.25 acre tract, **South 86° 53' 31" East**, passing the Southwest corner of a 0.25 acre tract conveyed to Brian Keith Bennett and Moinica D Rhoades, Joint Lives by Official Record 334 page 2574 at 66.00 feet, passing the Southwest corner of a 0.5 acre tract conveyed to Brian Keith Bennett and Moinica D Rhoades, Joint Lives by Official Record 334 page 2574 at 132.00 feet, a total distance of **264.00 feet** to a 5/8 inch diameter iron pin found in the West line of a 2.087 acre tract conveyed to John M New by Official Record 356 page 576;

Thence, with the West line of said 2.087 acre tract, **South 00° 01' 23" East** a distance of **70.51 feet** to an iron pin and cap previously set at the Northeast corner of a 0.6456 acre tract conveyed to Brian L Sockman by Official Record 387 page 1171;

Thence, with the North line of said 0.6456 acre tract, **North 88° 41' 30" West** a distance of **263.68 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS 7759" found in the East line of Range Street and in the East line of said Anderson's 0.6 acre tract;

Thence, with the East line of Range Street and said 0.6 acre tract, **North 00° 01' 23" West** a distance of **78.81 feet** returning to the **True Point of Beginning**, containing **0.4518 Acres** more or less.

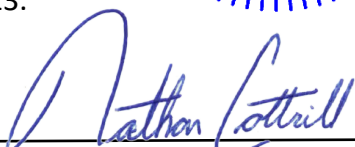
Bearings are based on a GPS observation on October 4, 2010, WGS 1984 Geodetic North.

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 November 17, 2023.




Nathan L. Cottrill, PS #8821
(Job #S231106-0.4518)