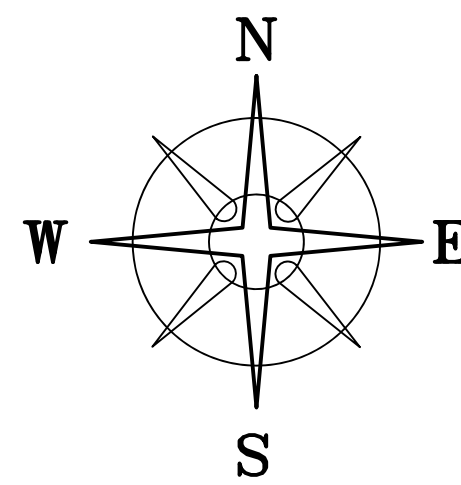


DEED REFERENCE
MADISON COUNTY INVESTORS INC
 OR 127 PG 2307
 (A) 16.7479 ACRES
 PARCEL No. 30-00144.000
 25.345 ORG ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 08/02/10
 WGS 1984 GEODETIC NORTH.

UNION TOWNSHIP
 CITY OF LONDON

(R/W VARIES)

POB

JEFFREY MICHAEL HAUSSLER &
 TIFFANY MICHELLE HAUSSLER, JT LIVES
 OR 428 PG 2552
 2.8758 ACRES
 30-00144.002

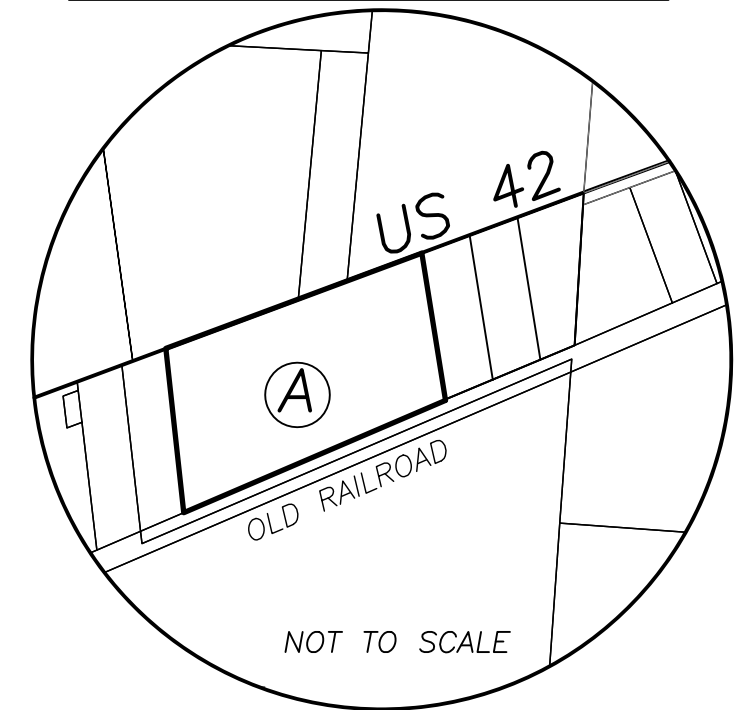
N=683851.91'
 E=1693042.29'

16.4831± ACRES
 (A)

RAY-NOR FARMS INC
 OR 260 PG 232
 2.97 ACRES
 TRACT THREE

BD OF PARK COMM OF MADISON COUNTY PARK DISTRICT
 OR 150 PG 1136
 42.7196 AC.
 100-02

LOCATION MAP



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-013
- ▲ RIGHT-OF-WAY MONUMENT (FOUND)
- ▲ ANGLE IRON FENCE POST (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "AJS 8378" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 5/8" Ø IRON PIN (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 10/03/24

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

16.4831± ACRES,
VMS 4513, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HOWARD

SCALE : 1" = 100'
 100' 50' 0 100'

JOB No. S240921 : CREW: MW
 SURVEYED 09/27/24 : DWN BY: NC
 DRAWN 10/01/24 : CHECK: RC

COTTRILL SURVEYING, INC

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

16.4831 Acre Tract Surveyed for Howard

The following described 16.4831 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being all that remains of a 16.7479 acre tract (Parcel 30-00144.000, 25.345 original acres) conveyed to Madison County Investors Inc by Official Record 127 page 2307, and being more particularly described as follows:

Beginning at a Mag nail set near the centerline of US Route 42 (right-of-way width varies), being the Northwest corner of a 2.8758 acres conveyed to Jeffrey Michael Haussler and Tiffany Michelle Haussler, Joint Lives by Official Record 428 page 2552 and being the Northeast corner of said 16.7479 acre tract, said point bears South 62° 29' 24" West a distance of 8888.57 feet from Madison County Monument 02-013;

Thence, with the west line of said 2.8758 acre tract, **South 09° 52' 02" East**, passing an iron pin and cap set at 45.61 feet, a total distance of **613.46 feet** to an iron pin and cap set in the Northwest line of a 42.7196 acre tract conveyed to the Board of Park Commission of Madison County Park District by Official Record 150 page 1136 (being in the original Northwest line of a 100 feet wide railroad);

Thence, with the Northwest line of said 42.7196 acre tract, **South 66° 05' 26" West** a distance of **1171.25 feet** to a 5/8 inch diameter iron pin found at the Southeast corner of a 2.97 acre tract conveyed to Ray-Nor Farms Inc by Official Record 260 page 232;

Thence, with the East line of said 2.97 acre tract, **North 06° 51' 54" West**, passing an iron pin and cap set at 632.55 feet, a total distance of **679.39 feet** to a mag nail set in the centerline of US Route 42 and being the Northwest corner of said 16.7479 acre tract and the Northeast corner of said 2.97 acre tract;

Thence, with the centerline of US Route 42 and the Northwest line of said 16.7479 acre tract, **North 68° 52' 12" East**, leaving the centerline of US Route 42 at 802.47 feet, a total distance of **1122.28 feet** returning to the **Point of Beginning**, containing **16.4831 Acres** more or less.

Bearings are based on a GPS observation on August 2, 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 September 27, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240921-16.4831)