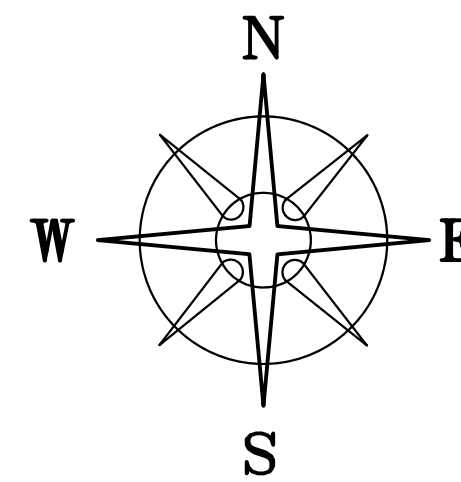
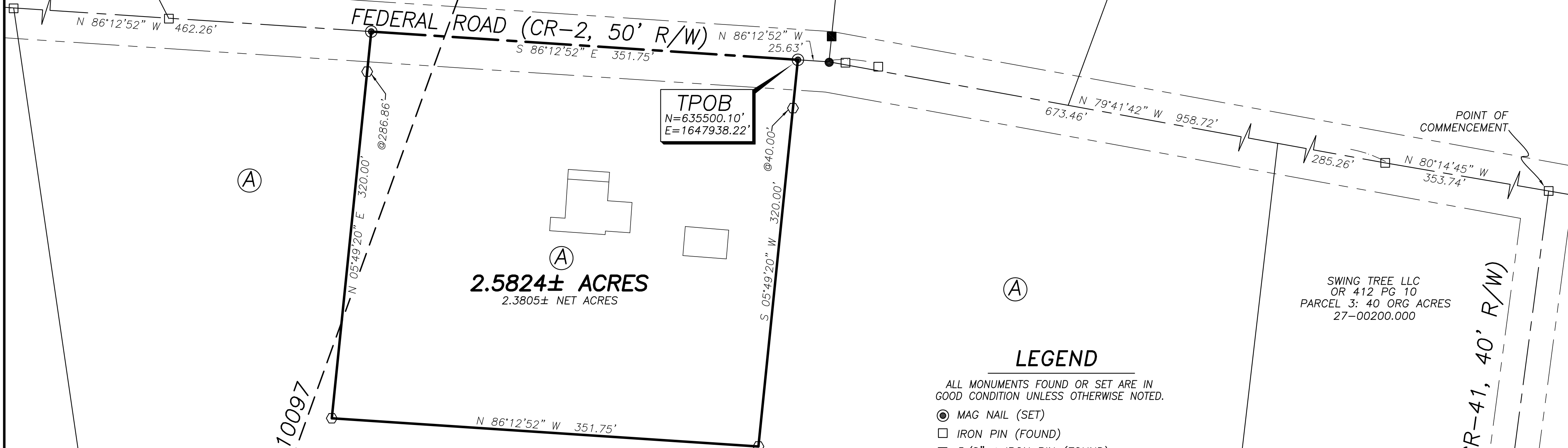


DEED REFERENCE
 SWING TREE LLC
 OR 412 PG 1
 PARCEL No. 27-00160.000
 (A) 73.810 ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 03/11/2021
 WGS 1984 GEODETIC NORTH.



TPOB
 N=635500.10'
 E=1647938.22'

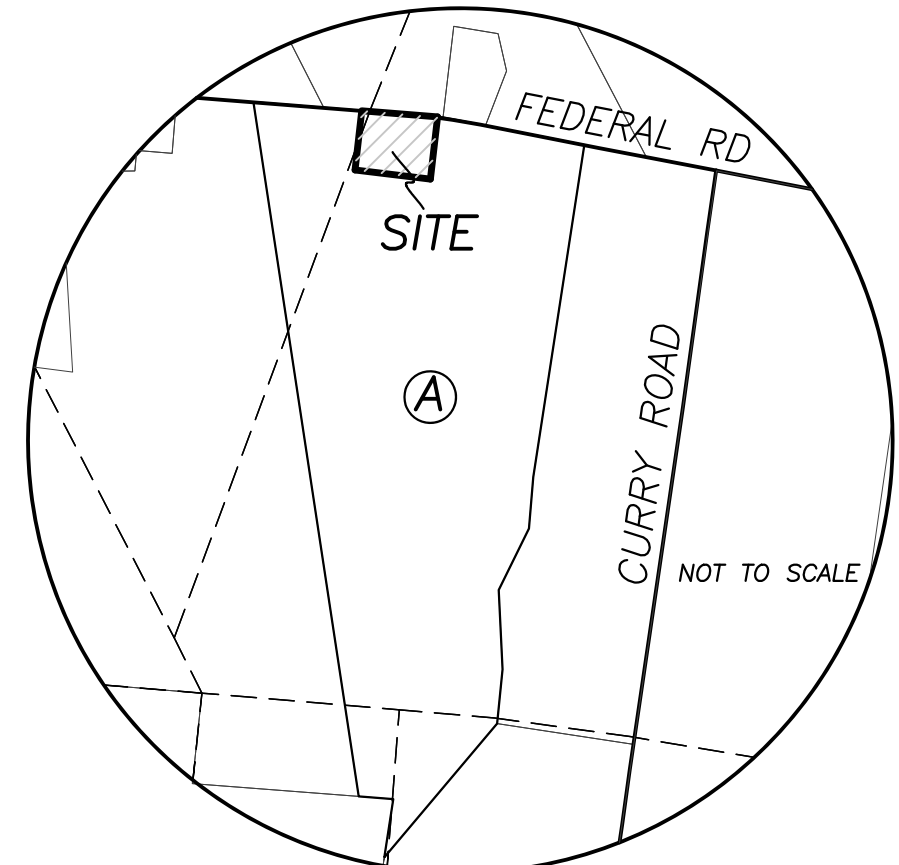
2.5824± ACRES
 2.3805± NET ACRES

SWING TREE LLC
 OR 412 PG 10
 PARCEL 3: 40 ORG ACRES
 27-00200.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (SET)
 - IRON PIN (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - RAILROAD SPIKE (FOUND)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

LOCATION MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 Nathan L. Cottrill
 DATE: 11/16/23

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

2.5824± ACRES,
VMS 5717 & 10097, STOKES TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SWING TREE LLC

SCALE : 1" = 60'	JOB No. S231004	CREW: MW
60' 30' 0 60'	SURVEYED 11/13/23	DWN BY: NC
	DRAWN 11/14/23	CHECK: RC

COTTRILL SURVEYING, INC

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

2.5824 Acre Tract Surveyed for Swing Tree LLC

The following described 2.5824 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 5717 and VMS 10097, being part of a 73.810 acre tract (Parcel 27-00160.000) conveyed to Swing Tree LLC by Official Record 412 page 1, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Federal Road (County Road 2, 50 feet right-of-way) and Curry Road (County Road 41, 40 feet right-of-way), being the Northeast corner of a 40 original acre tract conveyed to Swing Tree LLC by Official Record 412 page 10;

Thence, with the centerline of Federal Road with the following three courses:

- 1) North 80° 14' 45" West a distance of 353.74 feet to an iron pin found;
- 2) North 79° 41' 42" West, passing the Northeast corner of said 73.810 acre tract at 285.26 feet, a total distance of 958.72 feet to a railroad spike found;
- 3) North 86° 12' 52" West a distance of 25.63 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 73.810 acre tract with the following three new courses:

- 1) **South 05° 49' 20" West**, passing an iron pin and cap set at 40.00 feet, a total distance of **320.00 feet** to an iron pin and cap set;
- 2) **North 86° 12' 52" West** a distance of **351.75 feet** to an iron pin and cap set;
- 3) **North 05° 49' 20" East**, passing an iron pin and cap set at 286.86 feet, a total distance of **320.00 feet** to a mag nail set in the centerline of Federal Road;

Thence, with the centerline of Federal Road, **South 86° 12' 52" East** a distance of **351.75 feet** returning to the **True Point of Beginning**, containing **2.5824 Acres** more or less.

Bearings are based on a GPS observation on March 11, 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 November 13, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S231004-2.5824)