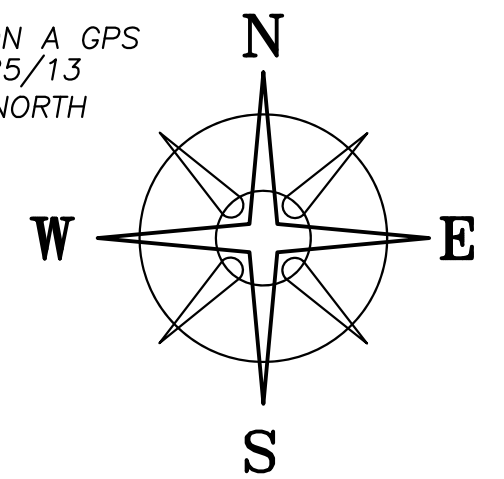


BEARINGS ARE BASED ON A GPS
OBSERVATION ON 6/25/13
WGS 1984 GEODETIC NORTH



DEED REFERENCE

DAVID L & SUSAN A
RANNEY, TRUSTEES
OR 338 PG 456 (1/2 INTEREST)

PAUL L & ROXANNE E
LAMBERT, CO-TRUSTEES
OR 348 PG 2210 (1/2 INTEREST)

Ⓐ 5.138 ACRES
PARCEL No. 07-00497.001

DAVID L & SUSAN A
RANNEY, TRUSTEES
OR 338 PG 453

Ⓑ 12.278 ACRES
PARCEL No. 07-00497.000
PLAT 41-94
PLAT FA-23

LINE	BEARING	DISTANCE
L1	N 22°44'37" W	79.36'
L2	S 63°49'41" W	89.72'
L3	N 22°44'37" W	68.94'
L4	S 22°44'37" E	68.94'
L5	N 63°49'41" E	89.72'
L6	S 22°44'37" E	79.36'

MACK D STONER JR
OR 264 P 2073
45.4954 ACRES

15.8299± ACRES

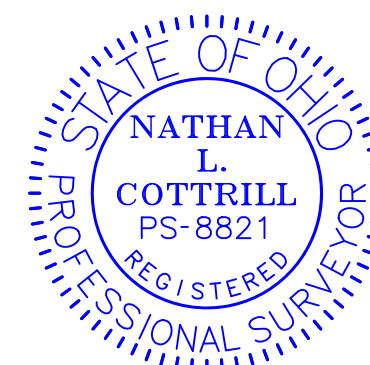
Ⓑ 12.2778± ACRES

1.5861± ACRES
1.5000± ACRES (NET ACRES)

Ⓐ

PAUL A & BONNIE G KREBS, ETAL
OR 104 P 499
146.07 ACRES

PAUL L & ROXANNE E LAMBERT, TRUSTEES OF THE LAMBERT FAMILY
OR 348 P 2208
5.001 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 10/30/23

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

**1.5861± & 15.8299± ACRES,
VMS 6570, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVID RANNEY**

SCALE : 1" = 100'	JOB No. S230918	CREW: MW & AM
100' 50' 0 100'	SURVEYED 10/2023	DWN BY: JRC
	DRAWN 10/2023	CHECK: NC

COTTRILL SURVEYING, INC

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

1.5861 Acre Tract *Surveyed for David Ranney*

The following described 1.5861 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 6570, being part of a 5.138 acre tract (Parcel 07-00497.001) conveyed to David L and Susan A Ranney, Trustees by Official Record 338 page 456 (1/2 interest) and Paul L and Roxanne E Lambert, Co-Trustees by Official Record 348 page 2210 (1/2 interest), and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Gerich Lilly Road (Township Road 52, 50' right-of-way) and Olmstead Road (County Road 51, 50 feet right-of-way);

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

- 1) South 20° 49' 24" East a distance of 902.95 feet;
- 2) South 20° 34' 08" East a distance of 183.39 feet;
- 3) South 12° 47' 47" East a distance of 156.22 feet to a railroad spike found at the Southeast corner of a 45.4954 acre tract conveyed to Mack D Stoner Jr by Official Record 264 page 2073 and the Northeast corner of said 5.138 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Olmstead Road, **South 16° 52' 19" East** a distance of **150.00 feet** to a railroad spike found at the Northeast corner of a 12.278 acre tract conveyed to David L and Susan A Ranney, Trustees by Official Record 338 page 453;

Thence, with the Northwest line of said 12.278 acre tract, **South 63° 49' 41" West**, passing iron pin and cap set at 25.33 feet, a total distance of **417.34 feet** to an iron pin and cap set;

Thence, across said 5.138 acre tract with the following three new courses:

- 1) **North 22° 44' 37" West** a distance of **79.36 feet** to an iron pin and cap set;
- 2) **South 63° 49' 41" West** a distance of **89.72 feet** to an iron pin and cap set;
- 3) **North 22° 44' 37" West** a distance of **68.94 feet** to an iron pin and cap set in the Southeast line of said Stoner's 45.4954 acre tract;

Thence, with the Southeast line of said 45.4954 acre tract, **North 63° 49' 41" East**, passing an iron pin and cap set at 487.10 feet, a total distance of **522.43 feet** returning to the **True Point of Beginning**, containing **1.5861 Acres** more or less.

Bearings are based on a GPS observation on June 25, 2013, 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 October of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230918-1.5861)

COTTRILL SURVEYING, INC

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

15.8299 Acre Tract *Surveyed for David Ranney*

The following described 15.8299 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 6570, being part of a 5.138 acre tract (Parcel 07-00497.001) conveyed to David L and Susan A Ranney, Trustees by Official Record 338 page 456 (1/2 interest) and Paul L and Roxanne E Lambert, Co-Trustees by Official Record 348 page 2210 (1/2 interest) and all of a 12.278 acre tract (Parcel 07-00497.000) conveyed to David L and Susan A Ranney, Trustees by Official Record 338 page 453, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Gerich Lilly Road (Township Road 52, 50' right-of-way) and Olmstead Road (County Road 51, 50 feet right-of-way);

Thence, with the centerline of Olmstead Road with the following four courses:

- 1) South 20° 49' 24" East a distance of 902.95 feet;
- 2) South 20° 34' 08" East a distance of 183.39 feet;
- 3) South 12° 47' 47" East a distance of 156.22 feet to a railroad spike found
- 4) South 16° 52' 19" East a distance of 513.22 feet to a pony spike found at the Northeast corner of a 5.001 acre tract conveyed to Paul L and Roxanne E Lambert, Trustees by Official Record 348 page 2208 and the Southeast corner of said 12.278 acre tract and being the **True Point of Beginning**;

Thence, with the Northwest line of said 5.001 acre tract, **South 63° 24' 47" West**, passing a 3/4 inch diameter iron pipe found at 25.36 feet, a total distance of **1442.15 feet** to a 3/4 inch diameter iron pipe found in the Northeast line of a 146.07 acre tract conveyed to Paul A and Bonnie G Krebs, et. al. by Official Record 104 page 499;

Thence, with the Northeast line of said 146.07 acre tract, **North 26° 03' 03" West**, passing the Southwest corner of said 5.138 acre tract at 368.89 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at 511.87 feet, a total distance of **516.92 feet** to the Southwest corner of a 45.4954 acre tract conveyed to Mack D Stoner Jr by Official Record 264 page 2073;

Thence, with the Southeast line of said 45.4954 acre tract, **North 63° 49' 41" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Engineering" found at 10.20 feet, a total distance of **1001.53 feet** to an iron pin and cap set;

Thence, across said 5.138 acre tract with the following three new courses:

- 1) **South 22° 44' 37" East** a distance of **68.94 feet** to an iron pin and cap set;
- 2) **North 63° 49' 41" East** a distance of **89.72 feet** to an iron pin and cap set;
- 3) **South 22° 44' 37" East** a distance of **79.36 feet** to an iron pin and cap set in the Northwest line of said 12.278 acre tract;

Thence, with the line between said 5.138 acre and 12.278 acre tracts, **North 63° 49' 41" East**, passing iron pin and cap set at 392.01 feet, a total distance of **417.34 feet** to a railroad spike found in the centerline of Olmstead Road;

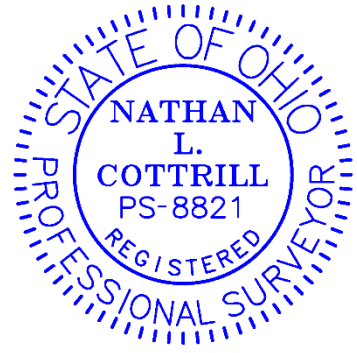
Thence, with the centerline of Olmstead Road, **South 16° 52' 19" East** a distance of **363.22 feet** returning to the **True Point of Beginning**, containing **15.8299 Acres** more or less, of which 3.5521+/- acres are in said 5.138 acre tract and 12.2778+/- acres are in said 12.278 acre tract.

Bearings are based on a GPS observation on June 25, 2013, 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 October of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230918-15.8299)