

JACK R JR & MOLLY J ROSATI, JT LIVES
DB 290 PG 544
35.0329 ACRES

N=634026.13'
E=1693831.22'

RANGE TOWNSHIP

VILLAGE OF MIDWAY

DEED REFERENCE

JOYCE TUDOR
OR 297 PG 2675

- TRACT 1A
① 2.76 ACRES
22-00091.000
- TRACT 1B
② 13.73 ACRES
21-00140.000
22-00091.000
- TRACT 2A
③ 1.42 ACRES
3.06 ORG ACRES
22-00091.000
22-00093.000
- TRACT 2B
④ 0.03 ACRES
0.15 ORG ACRES
22-00091.000
- TRACT 3
⑤ LOT 16
ORG VILLAGE OF MIDWAY
DB 8 PG 128
22-00093.000
- TRACT 4
⑥ 5.68 ACRES
22-00091.000
- TRACT 6
⑦ 0.68 ACRES
22-00091.000
- TRACT 7
⑧ 0.327 ACRES
14,249.35 sqft
22-00091.000

22.9121± ACRES

② 13.6956± ACRES

① 1.5081± ACRES

③ 1.5371± ACRES

⑥ 5.6346± ACRES

ROBERT G &
JOYCE A TUDOR
DB 235 PG 90
0.622 ACRES

1.2839± ACRES

0.7340± ACRES
SEE SHEET 2

④ 0.3368± ACRES

⑤ 0.2000± AC

132.00'

LINE	BEARING	DISTANCE
L1	N 00°22'28" E	66.00'
L2	N 89°31'54" W	60.00'
L3	S 00°22'28" W	66.00'

SHIRLEY S DAVIS, TRUSTEE
OR 277 PG 2153
2.77 ACRES

LEGEND

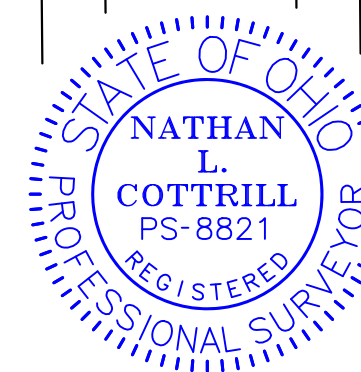
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ MONUMENT 02-008 (FOUND)
- ⊙ 1/2" ϕ IRON PIPE (FOUND)
- ⊕ DOUBLE ANGLE IRON FENCE POST (FOUND)
- 2'X1' CONCRETE FENCE POST (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

SHEET 1 OF 2

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

22.9121± ACRES, VMS 6050,
VILLAGE OF MIDWAY, RANGE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR NEWPORT CROSSING LLC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L COTTRILL, P.S. #8821

DATE: 12/20/23

SCALE : 1" = 80'
80' 40' 0 80'

JOB No. S231021 CREW: MW
SURVEYED 12/2023 DWN BY: NC
DRAWN 12/2023 CHECK: RC

MAIN STREET (66' R/W)

TPOB

NORTH CHURCH STREET (60' WIDE)

EAST STREET (60')

OAK STREET (45')

VILLAGE OF MIDWAY

WAYNE D DIXON, JR (1/2) &
JOANN DIXON (1/2) REVOCABLE LIVING TR
OR 56 PG 594
204.459 ACRES

UNDERGROUND GAS LINE
APPROXIMATE LOCATION

N 00°02'49" W 458.35'
N 00°02'49" W 323.04'
N 00°02'49" W 323.04'
N 00°22'28" E 66.00'
N 89°31'54" W 808.64'

N 87°51'44" E 1368.85'
@807.91'

S 87°48'50" W 231.25'
76.60'

S 00°25'02" E 478.36'

@33.02'

@36.20'

@339.65'

@323.04'

@142.56'

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COTTRILL SURVEYING, INC

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

0.7340 Acre Tract *Surveyed for Newport Crossing LLC*

The following described 0.7340 acre tract is situated in the State of Ohio, Madison County, Village of Midway, VMS 6050, being all of a 0.68 acre tract (Parcel 22-00091.000, Tract 6) and all that remains of a 0.03 acre tract (Parcel 22-00091.000, Tract 2B: 0.15 original acres) both conveyed to Joyce Tudor by Official Record 297 page 2675, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Main Street (66 feet wide) and North Church Street (60 feet wide)

Thence, with the centerline of Main Street with the following two courses:

- 1) North 00° 22' 28" East a distance of 96.00 feet;
- 2) North 00° 02' 49" West a distance of 173.04 feet to a mag nail set at the Southwest corner of a 0.622 acre tract conveyed to Robert G and Joyce A Tudor by Deed Book 235 page 90;

Thence, with the South line of said 0.622 acre tract, South 89° 33' 49" East a distance of 33.00 feet to a 1/2 inch diameter iron pipe found at the Northwest corner of said 0.68 acre tract and being the **True Point of Beginning**;

Thence, continuing with the South line of said 0.622 acre tract, **South 89° 33' 49" East**, passing the Southwest corner of a 2.76 acre tract conveyed to Joyce Tudor by Official Record 297 page 2675 at 147.74 feet, passing the Northwest corner of said 0.03 acre tract at 318.00 feet, a total distance of **340.04 feet** to an iron pin and cap set at the Northwest corner of a 1.42 acre tract conveyed to Joyce Tudor by Official Record 297 page 2675;

Thence, with the West line of said 1.42 acre tract, **South 00° 11' 49" East** a distance of **96.69 feet** to an iron pin and cap set at the Northeast corner of a 0.327 acre tract conveyed to Joyce Tudor by Official Record 297 page 2675, the South corner of said 0.03 acre tract and the Southeast corner of said 0.68 acre tract;

Thence, with the North line of said 0.327 acre tract, **North 89° 31' 54" West** a distance of **191.24 feet** to an iron pin and cap set in the East line of a 16.5 feet wide alley;

Thence, around said alley with the following two courses:

- 1) **North 00° 22' 28" East** a distance of **5.94 feet** to an iron pin and cap set;
- 2) **North 89° 31' 54" West** a distance of **149.11 feet** to an iron pin and cap set in the East line of Main Street;

Thence, with the East line of Main Street, **North 00° 02' 49" West** a distance of **90.56 feet** returning to the **True Point of Beginning**, containing **0.7340 Acres** more or less, of which 0.7100 acres more or less is all of said 0.68 acre tract and 0.0240 acres more or less is all of said 0.03 acre tract.

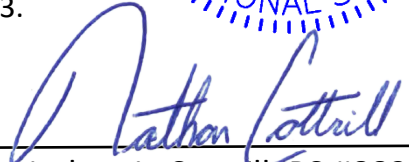
Bearings are based on the centerline of Broad Street (South 89° 50' East) as shown on Slide 96 and 97, Counts Addition.

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 December of 2023.




Nathan L. Cottrill, PS #8821
(Job #S231021-0.7340)

COTTRILL SURVEYING, INC

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

1.2839 Acre Tract Surveyed for Newport Crossing LLC

The following described 1.2839 acre tract is situated in the State of Ohio, Madison County, Village of Midway, VMS 6050, being part of a 2.76 acre tract (Parcel 22-00091.000, Tract 1A) conveyed to Joyce Tudor by Official Record 297 page 2675 and all of a 0.622 acre tract (Parcel 22-00246.000) conveyed to Robert G and Joyce A Tudor by Deed Book 235 page 90, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Main Street (66 feet wide) and North Church Street (60 feet wide)

Thence, with the centerline of Main Street with the following two courses:

- 1) North 00° 22' 28" East a distance of 96.00 feet;
- 2) North 00° 02' 49" West a distance of 173.04 feet to a mag nail set at the Southwest corner of said 0.622 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Main Street, **North 00° 02' 49" West** a distance of **150.00 feet** to a mag nail set at a corner to said 2.76 acre tract and being the Northwest corner of said 0.622 acre tract;

Thence, with the line between said 0.76 acre and 0.622 acre tracts, **South 89° 33' 49" East**, passing a 1/2 inch diameter iron pipe found at 33.00 feet, passing the Northeast corner of said 0.622 acre tract at 180.74 feet, continuing with a new line across said 2.76 acre tract, a total distance of **372.65 feet** to an iron pin and cap set;

Thence, with a new line across said 2.76 acre tract, **South 00° 11' 49" East** a distance of **150.00 feet** to an iron pin and cap set at the Northwest corner of a 1.42 acre tract and the Northeast corner of a 0.03 acre tract both conveyed to Joyce Tudor by Official Record 297 page 2675;

Thence, with the North line of said 0.03 acre tract, **North 89° 33' 49" West**, passing the Northeast corner of a 0.68 acre tract conveyed to Joyce Tudor by Official Record 297 page 2675 at 22.04 feet, continuing with the North line of said 0.68 acre tract, passing the Southeast corner of said 0.622 acre tract at 192.31 feet, passing a 1/2 inch diameter iron pipe found at the Northwest corner of said 0.68 acre tract and in the East line of Main Street at 340.05 feet, a total distance of **373.05 feet** returning to the **True Point of Beginning**, containing **1.2839 Acres** more or less, of which 0.6615 acres more or less is part of said 2.76 acre tract and 0.6224 acres more or less is all of said 0.622 acre tract


Bearings are based on the centerline of Broad Street (South 89° 50' East) as shown on Slide 96 and 97, Counts Addition.

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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 December of 2023.




Nathan L. Cottrill, PS #8821
(Job #S231021-1.2839)

COTTRILL SURVEYING, INC

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

22.9121 Acre Tract

Surveyed for Newport Crossing LLC

The following described 22.9121 acre tract is situated in the State of Ohio, Madison County, Village of Midway and Range Township, VMS 6050, being part of a 2.76 acre tract (Parcel 22-00091.000, Tract 1A), all of a 13.73 acre tract (Parcels 21-00140.000 and 22-00091.000), all of a 1.42 acre tract (Parcels 22-00091.000 and 22-00093.000, Tract 2A: 3.06 original acres), all of Lot 16 (Parcel 22-00093.000, Tract 3, of the original Village of Midway as shown on Deed Book 8 page 128), all of a 5.68 acre tract (Parcel 22-00091.000) and all of a 0.327 acre tract (Parcel 22-00091.000) all conveyed to Joyce Tudor by Official Record 297 page 2675, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Main Street (66 feet wide) and North Church Street (60 feet wide)

Thence, with the centerline of Main Street with the following two courses:

- 1) North 00° 22' 28" East a distance of 96.00 feet;
- 2) North 00° 02' 49" West a distance of 323.04 feet to a mag nail set at the Northwest corner of a 0.622 acre tract conveyed to Robert G and Joyce A Tudor by Deed Book 235 page 90 and a corner to said 2.76 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Main Street, **North 00° 02' 49" West**, passing the Southwest corner of said 13.73 acre tract at 36.20 feet, a total distance of **458.35 feet** to an iron pin found at the Southwest corner of a 35.0329 acre tract conveyed to Jack R Jr and Molly J Rosati, Joint Lives by Deed Book 290 page 544;

Thence, with the South line of said 35.0329 acre tract, **North 87° 51' 44" East**, passing a 2 foot by 1 foot concrete fence post found at 33.02 feet, passing the line between the Village of Midway and cap range Township at 807.91 feet, a total distance of **1368.85 feet** to an iron pin and cap set in the West line of a 204.459 acre tract conveyed to Wayne D Dixon, Jr and JoAnn Dixon, Revocable Living Trust by Official Record 56 page 594;

Thence, with the West line of said 204.459 acre tract, **South 05° 41' 56" East** a distance of **423.03 feet** to a double angle iron fence post found at the Northeast corner of a 2.77 acre tract conveyed to Shirley S Davis, Trustee by Official Record 277 page 2153;

Thence, around said 2.77 acre tract with the following two courses:

- 1) **South 87° 48' 50" West**, passing the line between the Village of Midway and cap range Township at 76.60 feet, a total distance of **231.25 feet** to a 2 foot by 1 foot concrete post found at the Northeast corner of said 5.68 acre tract;
- 2) **South 00° 25' 02" East** a distance of **478.36 feet** to an iron pin and cap set in the North line of North Church Street;

Thence, with the North line of North Street, **North 89° 31' 54" West**, passing the Southeast corner of said 1.42 acre tract at 529.23 feet, a total distance of **808.64 feet** to an iron pin and cap set in the East line of East Street (60 feet right-of-way);

Thence, around East Street with the following three courses:

- 1) **North 00° 22' 28" East** a distance of **66.00 feet** to iron pin and cap set at the Southeast corner of said 0.327 acre tract;
- 2) **North 89° 31' 54" West** a distance of **60.00 feet** to an iron pin and cap set at the Northeast corner of said Lot 16;
- 3) **South 00° 22' 28" West** a distance of **66.00 feet** to an iron pin and cap set in the North line of North Church Street;

Thence, with the North line of North Church Street, **North 89° 31' 54" West** a distance of **132.00 feet** to an iron pin and cap set in the East line of a 16.5 feet wide alley;

Thence, with the East line of Said Alley, **North 00° 22' 28" East**, passing the Southwest corner of said 0.327 acre tract at 66.00 feet, a total distance of **142.56 feet** to an iron pin and cap set at a corner to a 0.68 acre tract conveyed to Joyce Tudor by Official Record 297 page 2675;

Thence, with the South line of said 0.68 acre tract, **South 89° 31' 54" East** a distance of **191.24 feet** to an iron pin and cap set in the West line of said 1.42 acre tract and the South corner of a 0.03 acre tract conveyed to Joyce Tudor by Official Record 297 page 2675;

Thence, with the East line of said 0.03 acre tract, **North 00° 11' 49" West**, passing an iron pin and cap set in the South line of said 2.76 acre tract at 94.72 feet, continuing with a new line across said 2.76 acre tract, a total distance of **246.69 feet** to an iron pin and cap set;

Thence, with a new line across said 2.76 acre tract, **North 89° 33' 49" West**, passing the Northeast corner of said Tudor's 0.622 acre tract at 191.91 feet, continuing with the North line of said 0.622 acre tract, passing a 1/2 inch diameter iron pipe found at 339.65 feet, a total distance of **372.65 feet** returning to the **True Point of Beginning**, containing **22.9121 Acres** more or less, of which 1.5081 acres more or less is part of said 2.76 acre tract, 13.6956 acres more or less is all of said 13.73 acre tract, 1.5371 acres more or less is all of said 1.42 acre tract, 0.2000 acres more or less is all of said Lot 16, 5.6346 acres more or less is all of said 5.68 acre tract, and 0.3368 acres more or less is all of said 0.327 acre tract.

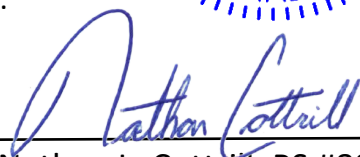
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All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on December of 2023.




Nathan L. Cottrill, PS #8821
(Job #S231021-22.9121)