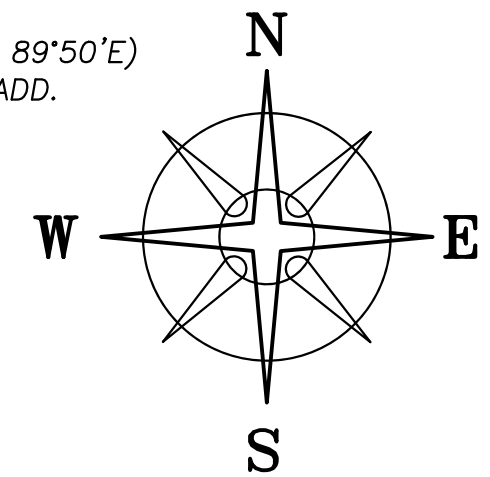


BEARINGS BASED ON THE C OF BROAD STREET (S 89°50'E)
AS SHOWN ON SLIDE #96 & #97 COUNTS ADD.



CHRIS D JEFFRIES, TOD CONNIE L JEFFRIES, TRUSTEE
OR 405 PG 2101
262.529 ACRES

N=635269.13'
E=1693454.02'

DEED REFERENCE
JOYCE TUDOR
OR 297 PG 2675
TRACT 9
(A) 30.476 ACRES
RANGE TOWNSHIP
PARCEL No. 21-00140.000
VILLAGE OF MIDWAY
PARCEL No. 22-00091.000

(A) 30.4076± ACRES
TOTAL ACRES
30.0173± ACRES IN RANGE TWP
0.3903± ACRES IN MIDWAY

NORTH SIDE
OF CONCRETE
FENCE POST

WAYNE D DIXON, TR (1/2) &
JOANN DIXON, TR (1/2)
OR 56 PG 594 &
OR 56 PG 591
96.10 ACRES

RANGE TOWNSHIP
VILLAGE OF MIDWAY

LEGEND

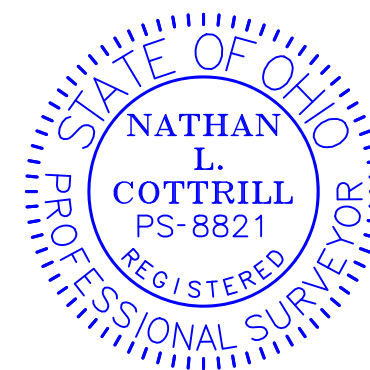
ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- ▲ RECORDED STONE (FOUND)
- 6" Ø STEEL FENCE POST (FOUND)
- 1/2" Ø CONDUIT (FOUND)
- 1" SQUARE IP INSIDE 2.5" STEEL POST (FOUND)
- IRON PIN (FOUND)
- 2'X1' CONCRETE FENCE POST (FOUND)
- 5" WOOD FENCE POST (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & ORANGE CAP
STAMPED "SHARRETT-8019" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

WAYNE D DIXON, TR (1/2) &
JOANN DIXON, TR (1/2)
OR 56 PG 594 &
OR 56 PG 591
96.10 ACRES

DARA L BARKER
OR 268 PG 1898
1 ACRE

POB
MAG NAIL BEARS
N 01°27'32" W
923.11' FROM
MAD MON 02-008



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

DATE: 12/20/23

RUSTED
OFF AT
GRADE

MAIN STREET (66' R/W)

INTERSECTION WITH NORTH CHURCH STREET

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

30.4076± ACRES, VMS 6050
RANGE TWP, VILLAGE OF MIDWAY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR NEWPORT CROSSING LLC

SCALE : 1" = 120'	JOB No. S231021	CREW: MW
120' 60' 0 120'	SURVEYED 12/2023	DWN BY: NC
	DRAWN 12/2023	CHECK: RC

COTTRILL SURVEYING, INC

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

30.4076 Acre Tract

Surveyed for Newport Crossing LLC

The following described 30.4076 acre tract is situated in the State of Ohio, Madison County, Range Township, Village of Midway, VMS 6050, being all of a 30.476 acre tract (Range Township Parcel 21-00140.000 and cap Village of Midway Parcel 22-00091.000) as conveyed to Joyce Tudor by Official Record 297 page 2675, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Main Street (State Route 38, 66 feet right-of-way) at the Northeast corner of a 1 acre tract conveyed to Dara L Barker by Official Record 268 page 1898 and the Southeast corner of said 30.476 acre tract, said mag nail bears North 00° 00 minute 06" East a distance of 832.15 feet from a railroad spike found at the centerline intersection of Main Street with The North Church Street;

Thence, with the North line of said 1 acre tract, **North 89° 20' 19" West**, passing an iron pin and cap set at 45.00 feet, a total distance of **228.44 feet** to a 6 inch diameter steel fence post found rusted off the grade in a line of a 96.10 acre tract conveyed to Wayne D Dixon, Trustee and JoAnn Dixon, Trustee by Official Record 56 pages 591 and 594;

Thence, with said 96.10 acre tract with the following three courses:

- 1) **North 00° 03' 12" West**, passing the corporate line of the Village of Midway at 73.16 feet, a total distance of **216.24 feet** to a 6 inch diameter steel fence post found;
- 2) **North 89° 19' 18" West** a distance of **1173.44 feet** to a 1 inch square inside of a 2.5 inch steel post found;
- 3) **North 00° 15' 44" West** a distance of **1044.91 feet** to the north side of a 2-feet by 1-foot concrete fence post found in the South line of a 262.529 acre tract conveyed to Chris D Jeffers, TOD by Official Record 405 page 2101;

Thence, with the South line of said 262.529 acre tract, **South 89° 44' 44" East**, passing an iron pin and cap set at 10.00 feet, passing a 5/8 inch diameter rebar and orange plastic cap stamped "Sharrett-8019" found at 950.24 feet, a total distance of **983.06 feet** to a mag nail found in the centerline of State Route 38 (60 feet right-of-way);

Thence, with the centerline of State Route 38 with the following three courses:

- 1) **South 24° 10' 48" East** a distance of **1034.64 feet** to a 1/2 inch diameter conduit found;
- 2) **South 00° 01' 24" West**, passing the corporate line of the Village of Midway at 253.73 feet, a total distance of **284.20 feet** to an iron pin found;
- 3) **South 00° 02' 49" East** a distance of **45.24 feet** returning to the **Point of Beginning**, containing **30.4076 Acres** more or less, of which 30.0173 acres more or less is in Range Township and 0.3903 acres more or less is in the Village of Midway.

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



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

Nathan L. Cottrill, PS #8821

(Job #S231021-30.4076)