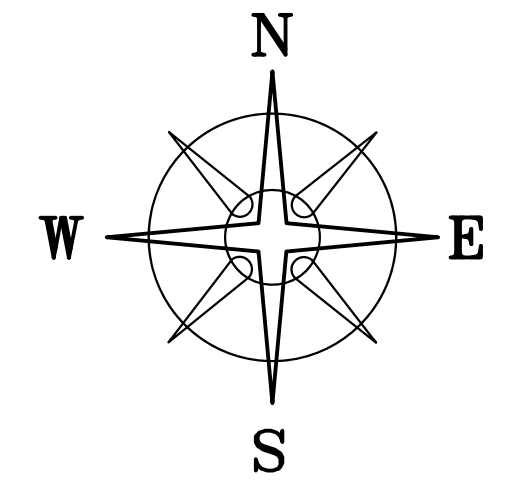
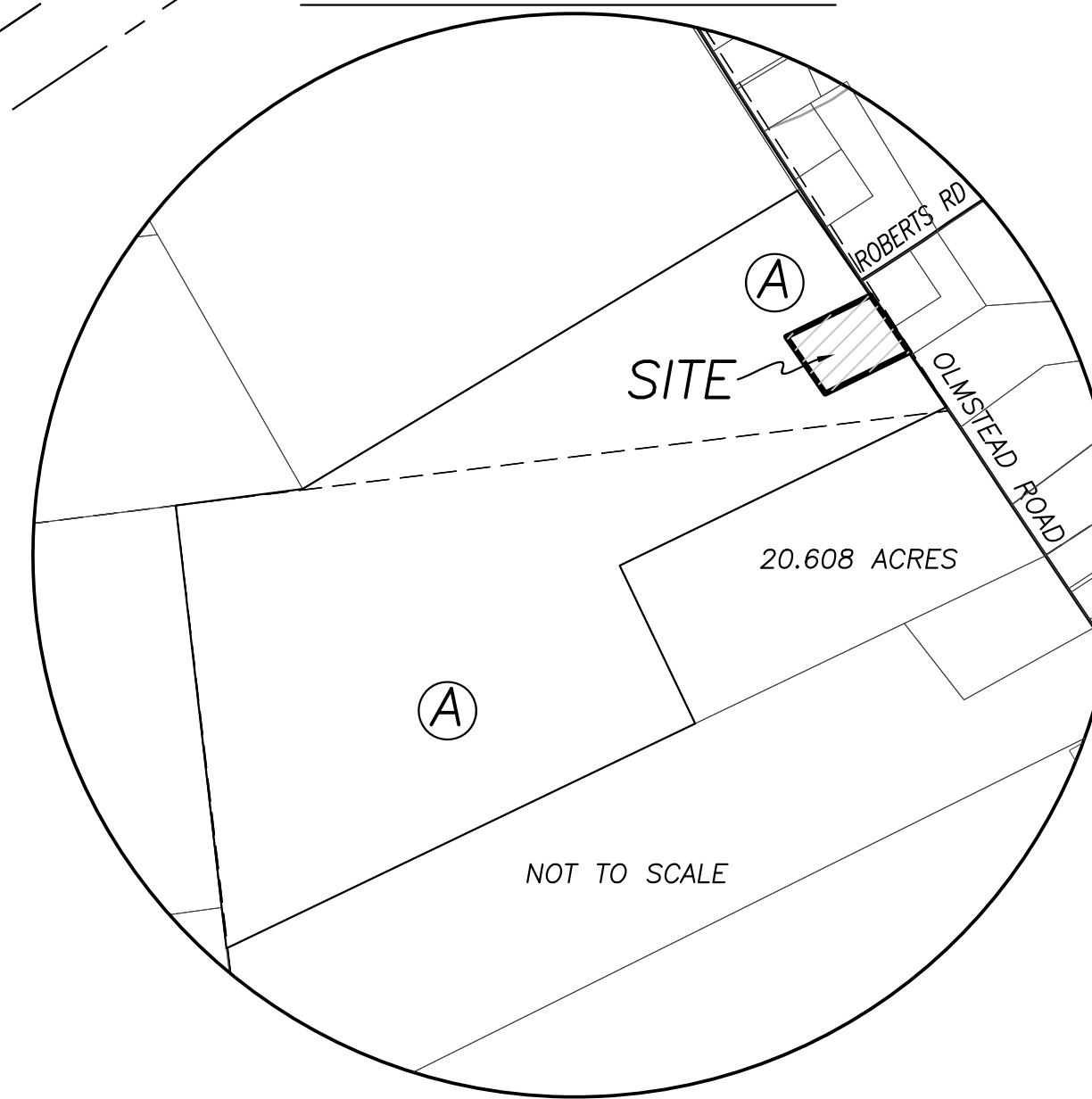


DEED REFERENCE
 RALPH PARSONS
 FARM PARTNERSHIP
 DB 297 P 257
 PARCEL No. 08-00704.000
 (A) 82 ACRES
 PARCEL NUMBER THREE

LOCATION MAP



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 09/30/22
 WGS 1984 GEODETIC NORTH.



2.0001± ACRES

N=697679.73'
 E=1753539.16'

LEGEND

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 08/30/23

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

**2.0001± ACRES,
 VMS 6299, JEFFERSON TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR WALKER**

SCALE : 1" = 50'	JOB No. S230720	CREW: MW
50' 25' 0 50'	SURVEYED 8/2023	DWN BY: NC
	DRAWN 8/2023	CHECK: NC

COTTRILL SURVEYING, INC

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

2.0001 Acre Tract Surveyed for

The following described 2.0001 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6299, being part of an 82 acre tract (Parcel 08-00704.000, Parcel Number Three) conveyed to Ralph Parsons Farm Partnership by Deed Book 297 page 257, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Olmstead Road (County Road 51, 50 feet right-of-way) and Roberts Road (Township Road 148, 40 feet right-of-way) and being in the line between VMS 2445 and VMS 6299 and in the Northeast line of said 82 acre tract;

Thence, with the centerline of Olmstead Road and said VMS line, South 34° 22' 21" East a distance of 64.77 feet to a mag nail set at the **True Point of Beginning** of herein described 2.0001 acre tract;

Thence, continuing with the centerline of Olmstead Road and said VMS line, **South 34° 22' 21" East** a distance of **254.21 feet** to a mag nail set, said mag nail bears North 34° 22' 21" West a distance of 244.42 feet from a corner of said 82 acre tract in the Northeast corner of a 20.608 acre tract conveyed to Sandra A and Philip M Metzler, Joint Lives by Official Record 347 page 2097;

Thence, across said 82 acre tract with the following three new courses:

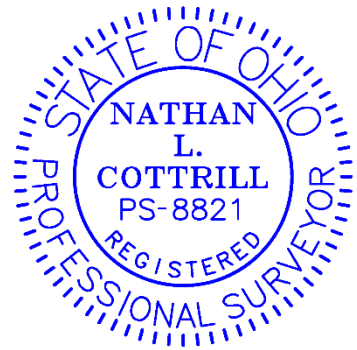
- 1) **South 63° 47' 49" West**, passing an iron pin and cap set at 23.58 feet, a total distance of **346.24 feet** to an iron pin and cap set;
- 2) **North 34° 22' 21" West** a distance of **254.21 feet** to an iron pin and cap set;
- 3) **North 63° 47' 49" East**, passing an iron pin and cap set at 310.85 feet, a total distance of **346.24 feet** returning to the **True Point of Beginning**, containing **2.0001 Acres** more or less.


Bearings are based on a GPS observation on September 30, 2022, 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 August 24, 2023.




Nathan L. Cottrill, PS #8821
(Job #S230720-2.0001)