

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
NEWPORT CROSSING LLC
OR 423 PG 534
 (A) 22.9121 ACRES
 PARCEL No. 21-00140.000
 PARCEL No. 22-00091.000
 OR 423 PG 525
 (B) 1.2839 ACRES
 PARCEL No. 22-00246.000
 OR 423 PG 528
 (C) 0.7340 ACRES
 PARCEL No. 22-00091.001

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

(A) 22.4070± ACRES

22.9481± ACRES

(B) 1.2647± ACRES

MAG (SET) IN CONCRETE FROM IRON POST SUPPORT

(C) 0.7172± ACRES

16.5' ALLEY

POB
PORTION OF EAST STREET

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'
L4	N 89°31'53" W	74.67'
L5	N 89°31'56" W	57.33'
L6	S 89°33'49" E	77.12'
L7	S 00°11'49" E	150.00'
L8	S 00°11'49" E	96.69'
L9	N 89°31'54" W	114.01'
L10	S 89°33'49" E	99.56'

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 03/22/24

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

22.9481± ACRES, VMS 6050, VILLAGE OF MIDWAY, RANGE TWP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR NEWPORT CROSSING LLC

SCALE : 1" = 80'	JOB No. S231021C	CREW: MW
80' 40' 0 80'	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

1.2647 Acre Tract *Surveyed for Newport Crossing LLC*

The following described 1.2647 acre tract is situated in the State of Ohio, Madison County, Village of Midway, VMS 6050, being part of a 22.9121 acre tract (Parcel 22-00091.000) conveyed to Newport Crossing LLC by Official Record 423 page 534 and part of a 1.2839 acre tract (Parcel 22-00246.000) conveyed to Newport Crossing LLC by Official Record 423 page 525, 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 1.2839 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Main Street, **North 00° 02' 49" West**, passing a corner to said 22.9121 acre tract at 150.00 feet, a total distance of **184.66.00 feet** to a mag nail set;

Thence, across said 22.9121 acre tract with the following two new courses:

- 1) **North 87° 48' 50" East**, passing an iron pin and cap set at 39.85 feet, a total distance of **302.86 feet** to an iron pin and cap set;
- 2) **South 08° 19' 20" West**, passing the North line of said 1.2839 acre tract at 48.98 feet, continuing with a new line across said 1.2839 acre tract, a total distance of **200.41 feet** to a mag nail set in the concrete of an iron post support in the North line of a 0.7340 acre tract conveyed to Newport Crossing LLC by Official Record 423 page 528;

Thence, with the line between said 1.2839 acre and 0.7340 acre tracts, **North 89° 33' 49" West**, passing a 1/2 inch diameter iron pipe found at the Northwest corner of said 0.7340 acre tract and in the East line of Main Street at 240.49 feet, a total distance of **273.49 feet** returning to the **True Point of Beginning**, containing **1.2647 Acres** more or less, of which 0.2850 acres more or less is part of said 22.9121 acre tract and 0.9797 acres more or less is part of said 1.2839 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"

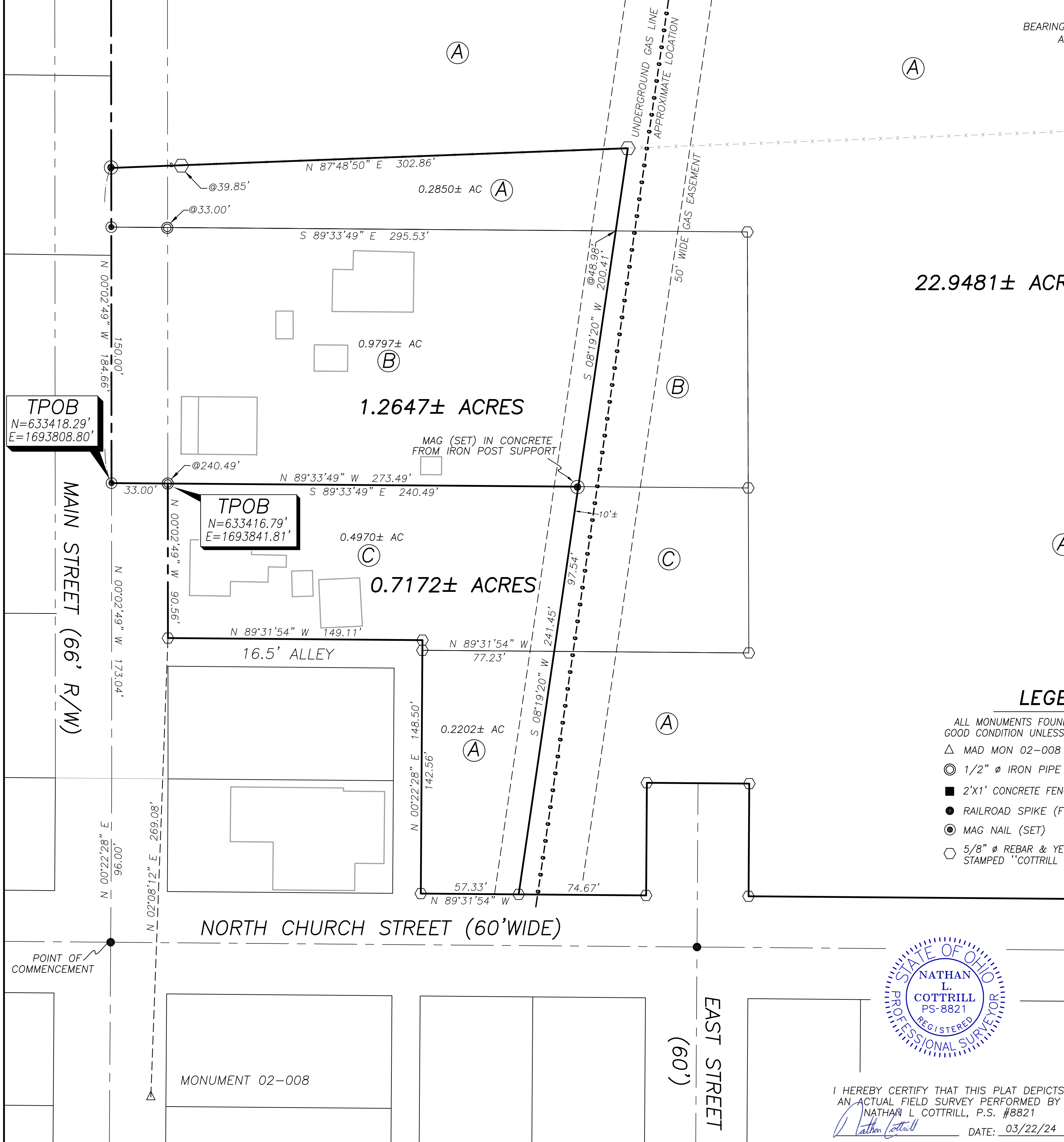
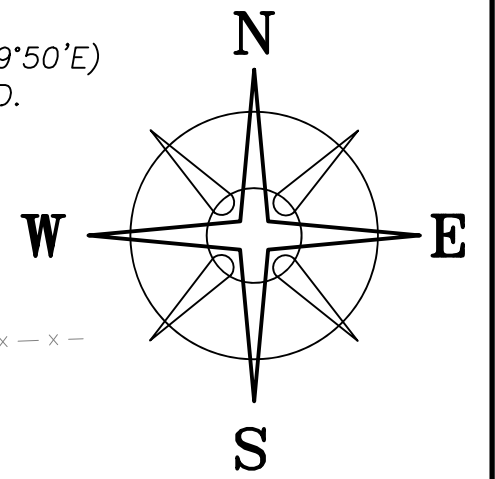
This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on December of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S231021-1.2647)

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



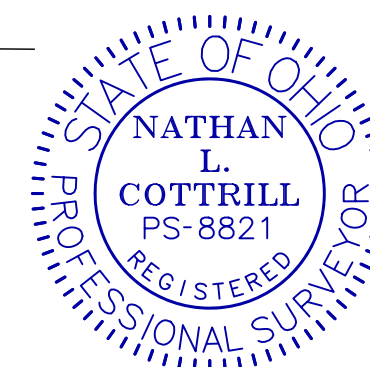
22.9481± ACRES

- DEED REFERENCE**
- NEWPORT CROSSING LLC
OR 423 PG 534
- (A) 22.9121 ACRES
PARCEL No. 21-00140.000
PARCEL No. 22-00091.000
 - OR 423 PG 525
 - (B) 1.2839 ACRES
PARCEL No. 22-00246.000
 - OR 423 PG 528
 - (C) 0.7340 ACRES
PARCEL No. 22-00091.001

LEGEND

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

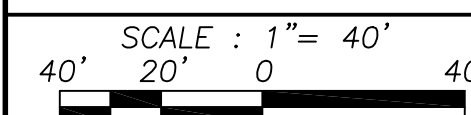
SHEET 2 OF 2



COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
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**0.7172± & 1.2647± AC, 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: 03/22/24



SCALE : 1" = 40'	JOB No. S231021D	CREW: MW
40' 20' 0 40'	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

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.



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

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

22.9481 Acre Tract

Surveyed for Newport Crossing LLC

The following described 22.9481 acre tract is situated in the State of Ohio, Madison County, Village of Midway and Range Township, VMS 6050, being part of a 22.9121 acre tract (Parcel 22-00091.000 and Parcel 21-00140.000) conveyed to Newport Crossing LLC by Official Record 423 page 534, part of a 1.2839 acre tract (Parcel 22-00246.000) conveyed to Newport Crossing LLC by Official Record 423 page 525 and part of a 0.7340 acre tract (Parcel 22-00091.001) conveyed to Newport Crossing LLC by Official Record 423 page 528, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the North line of North Church Street (60 feet wide) with the East line of East Street (60 feet wide) and being a corner to said 22.9121 acre tract;

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' 53" West** a distance of **74.67 feet** to an iron pin and cap set;

Thence, across said 22.9121 acre tract with the following two new courses:

- 1) **North 08° 19' 20" East**, passing the South line of said 0.7340 acre tract at 143.91 feet, continuing with a new line across said 0.7340 acre tract, passing a mag nail set in the South line of said 1.2839 acre tract at 241.45 feet, continuing with a new line across said 1.2839 acre tract, passing the North line of said 1.2839 acre tract at 392.88 feet, continuing with a new line across said 22.9121 acre tract, a total distance of **441.86 feet** to an iron pin and cap set;
- 2) **South 87° 48' 50" West**, passing an iron pin and cap set at 263.01 feet, a total distance of **302.86 feet** to a mag nail set in the centerline of Main Street (66 feet right-of-way);

Thence, with the centerline of Main Street, **North 00° 02' 49" West** a distance of **423.69 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** a distance of **808.64 feet** returning to the **True Point of Beginning**, containing **22.9481 Acres** more or less, of which 22.4070 acres more or less is part of said 22.9121 acre tract, 0.3042 acres more or less is part of

said 1.2839 acre tract and 0.2369 acres more or less is part of said 0.7340 acre tract, and also 22.3057 Acres more or less is in the Village of Midway and 0.6424 Acres is in Range Township.

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.



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

Nathan L. Cottrill, PS #8821
(Job #S231021-22.9481)