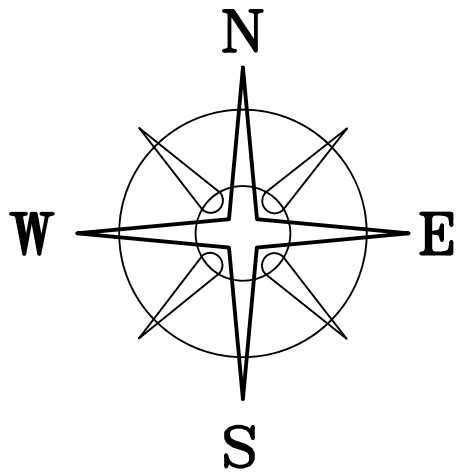


LINE	BEARING	DISTANCE
L1	S 85°52'54" E	206.41'
L2	S 59°35'02" W	189.89'
L3	S 80°43'40" W	50.38'
L4	N 03°39'09" E	119.32'
L5	S 85°52'54" E	141.94'
L6	S 59°34'21" W	213.21'
L7	S 14°32'40" E	145.48'



BEARINGS BASED ON A GPS OBSERVATION ON JUNE 7, 2006 (WGS 1984 GEODETIC NORTH)

LEGEND

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

- ▣ MONUMENT BOX (FOUND)
- ▲ 5" RECORDED STONE (FOUND)
- 2"Ø METAL FENCE POST (FOUND)
- ⊛ CONCRET R/W MONUMENT (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 1/2"Ø ELEC. CONDUIT (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 05-035 (FOUND)
- PONY/MINE SPIKE (FOUND)
- ⊙ MAG NAIL (FOUND)
- ▣ HARROW TOOTH (FOUND)
- ⊕ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "7081" (FOUND)
- ⊕ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "RET PS 6552" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)

DEED REFERENCE

LISA E KEENER & CHRISTINA L WARD
OR 412 PG 757

Ⓐ 44.0976 ACRES
Ⓑ 6.6209 ACRES
PARCEL No. 17-00628.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 12/14/23

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

**0.3223± & 52.8513± ACRES,
VMS 8800, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KEENER/WARD**

SCALE : 1" = 150'	JOB No. S231016	CREW: MW
150' 75' 0 150'	SURVEYED 12/2023	DWN BY: JRC
	DRAWN 12/2023	CHECK: NC

COTTRILL SURVEYING, INC

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

0.3223 Acre Tract Surveyed for Keener/Ward

The following described 0.3223 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8800, being part of a 44.0976 acre tract (Parcel 17-00628.000) conveyed to Lisa E Keener and Christina L Ward by Official Record 412 page 757, and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin found in the centerline of McKendree Road (County Road 55, 45 feet right-of-way) at the Southwest corner of a 2.726 acre tract conveyed to Dirk E Schweitzer by Official Record 81 page 262 and the Northwest corner of said 44.0976 acre tract, said iron pin bears South 70° 37' 56" East a distance of 4637.11 feet from Madison County Monument 05-035;

Thence, with the South line of said 2.726 acre tract, **South 85° 52' 54" East**, passing an iron pin and cap set at 12.60 feet, a total distance of **206.41 feet** to an iron pin and cap set in the Limited Access Line of Interstate 71 as shown in ODOT right-of-way plan MAD-1-9.33;

Thence, with said Limited Access Line with the following two courses:

- 1) **South 59° 35' 02" West** a distance of **189.89 feet** to a 1/2 inch diameter electrical conduit found;
- 2) **South 80° 43' 40" West** a distance of **50.38 feet** to a 1/2 inch diameter electrical conduit found at the corner of a 59.882 acre tract conveyed to Stephen Bruce Tyson and Jamie Theresa Tyson by Official Record 321 page 497;

Thence, with the East line of said 59.882 acre tract, **North 03° 39' 09" East**, passing a 2 inch diameter metal fence post found at 73.93 feet, passing the centerline of McKendree Road at 80.95 feet, a total distance of **119.32 feet** returning to the **Point of Beginning**, containing **0.3223 Acres** more or less.

Bearings are based on a GPS observation on June 7, 2006, 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 December of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S231016-0.3223)

COTTRILL SURVEYING, INC

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

52.8513 Acre Tract *Surveyed for Keener/Ward*

The following described 52.8513 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8800, being part of a 44.0976 acre tract (Parcel 17-00628.000) and all of a 6.6209 acre tract (Parcel 17-00628.000) both conveyed to Lisa E Keener and Christina L Ward by Official Record 412 page 757, and being more particularly described as follows:

Beginning at harrow tooth found in the centerline of Woods & Opossum Run Road (County Road 56, 40 feet right-of-way) at the Northeast corner of said 44.0976 acre tract, said harrow tooth bears South 00° 23' 26" East a distance of 306.95 feet and South 04° 08' 23" West a distance of 254.69 feet from a monument box found at the centerline intersection of Woods & Opossum Run Road and Anderson Antioch Road (County Road 59);

Thence, with the centerline of Woods & Opossum Run Road, **South 04° 31' 28" West** a distance of **282.94 feet** to a mag nail set at the Northwest corner of a 1.5984 acre tract conveyed to Kevin A and Stacy A Daniels, Joint Lives by Official Record 399 page 1433;

Thence, around said 1.5984 acre tract with the following three courses:

- 1) **North 85° 28' 32" West**, passing an iron pin and cap previously set at 20.00 feet, a total distance of **325.00 feet** to an iron pin and cap previously set;
- 2) **South 04° 31' 28" West** a distance of **214.23 feet** to an iron pin and cap previously set;
- 3) **South 85° 28' 32" East**, passing an iron pin and cap previously set at 305.00 feet, a total distance of **325.00 feet** to a mag nail found in the centerline of Woods & Opossum Run Road;

Thence, with the centerline of Woods & Opossum Run Road, **South 04° 31' 28" West** a distance of **365.05 feet** to a pony spike found at the Northeast corner of a 7.6562 acre tract conveyed to Jamie A Myers and Savannah R Brock by Official Record 370 page 1452;

Thence, around said 7.6562 acre tract with the following four courses:

- 1) **North 85° 42' 19" West**, passing iron pin and cap set at 20.00 feet, a total distance of **362.58 feet** to a 3/4 inch diameter iron pipe found;
- 2) **South 12° 27' 05" West** a distance of **232.09 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET PS 6552" found;
- 3) **North 86° 34' 06" West** a distance of **467.30 feet** to a 5/8 inch diameter iron pin found;
- 4) **South 04° 34' 53" West**, passing the Northeast corner of said 6.6209 acre tract at 3.84 feet, passing a 3/4 inch diameter iron pipe found at the Northwest corner of a 7.6529 acre tract conveyed to Dennis Morczek by Official Record 26 page 555 at 284.74 feet, continuing with the West line of said 7.6529 acre tract, a total distance of **671.44 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET PS 6552" found in the North line of a 12.75 acre tract conveyed to Harry A Jones and Sandra L Crist, Joint Lives by Official Record 66 page 93;

Thence, with the North line of said 12.75 acre tract, **North 86° 06' 05" West** a distance of **452.69 feet** to a 5 inch recorded stone found in the East line of a 59.882 acre tract conveyed to Stephen Bruce Tyson and Jamie Teresa Tyson by Official Record 321 page 497;

Thence, with said 59.882 acre tract with the following three courses:

- 1) **North 03° 47' 55" East** a distance of **666.55 feet** to an iron pin and cap set in the South line of said 44.0976 acre tract;
- 2) **North 86° 09' 18" West** a distance of **1009.29 feet** to a 2 inch diameter metal fence post found;
- 3) **North 03° 39' 09" East** a distance of **246.94 feet** to a 1/2 inch diameter electrical conduit found at the South corner of a 1.754 acre tract conveyed to Francis P Kendig by Official Record 356 page 2348;

Thence, with the Southeast line of said 1.754 acre tract, **North 59° 35' 11" East**, passing the Southwest corner of a 1.188 acre tract conveyed to Arthur G Brinegar, et al. by Official Record 334 page 1637 at 337.16 feet, passing a 1/2 inch diameter electrical conduit found at the Southwest corner of a 1.188 acre tract conveyed to Amanda S and Walter R Bowens, Joint Lives by Official Record 219 page 959 at 487.16 feet, passing the Southwest corner of a 1.188 acre tract conveyed to Pamela G Dennison by Official Record 403 page 1711 acre tract at 637.16 feet, a total distance of **787.16 feet** to an iron pin and cap set;

Thence, with the Northeast line of said Dennison's 1.188 acre tract, **North 30° 24' 49" West**, passing an iron pin and cap set at 275.10 feet, a total distance of **345.10 feet** to a 1/2 inch diameter electrical conduit found in the Southeast Limited Access Line of Interstate 71 as shown in ODOT right-of-way plan MAD-1-9.33 Sheets 16-17 and in the Northwest line of Anderson Antioch Road;

Thence, with said Limited Access Line of Interstate 71, **North 59° 35' 11" East** a distance of **229.86 feet** to an iron pin and cap set in the North line of said 44.0976 acre tract;

Thence, with the North line of said 44.0976 acre tract, **South 85° 52' 54" East** a distance of **141.94 feet** to an iron pin and cap set at a corner to a 1.059 acre tract conveyed to Levi and Holly Mathews, Joint Lives by Official Record 400 page 2385;

Thence, around said 1.059 acre tract with the following four courses:

- 1) **South 59° 34' 21" West** a distance of **213.21 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET PS 6552" found;
- 2) **South 14° 32' 40" East** a distance of **145.48 feet** to a 5/8 inch diameter iron pin found;
- 3) **North 72° 14' 20" East** a distance of **235.25 feet** to a 3/4 inch diameter iron pipe found;
- 4) **North 06° 27' 10" East** a distance of **171.21 feet** to an iron pin and cap set in the North line of said 44.0976 acre tract;

Thence, with the North line of said 44.0976 acre tract, **South 85° 52' 54" East**, passing the Southeast corner of a 2.687 acre tract conveyed to Elmer and Betty Oldenburg by Official Record 271 page 2336 and the Southwest corner of a 1.954 acre tract conveyed to Jeffrey and Amy E Brownfield by Official Record 263 page 1681 at 659.44 feet, passing the Southwest corner of a 2.301 acre tract conveyed to John S Campbell by Official Record 179 page 505 at 820.31 feet, passing a 5/8 inch diameter rebar and red plastic cap stamped "7081" found at the Southwest corner of a 2.341 acre tract conveyed to Jeremy R and Allison M Harless, Joint Lives by Official Record 361 page 1061 at 1016.61 feet, passing the Southwest corner of a 1.226 acre tract conveyed to Timothy M and Laura D Hooker, Joint Lives by Official Record six page 937 at 1212.91 feet, passing the Southeast corner of said 1.226 acre tract at 1432.98 feet, a total distance of **1462.33 feet** returning to the **Point of Beginning**, containing **52.8513 Acres** more or less, of which 45.8493 acres more or less is part of said 44.0976 acre tract and 7.0020 acres more or less is all of said 6.6290 acre tract.

Bearings are based on a GPS observation on June 7, 2006, 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 December of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S231016-52.8513)