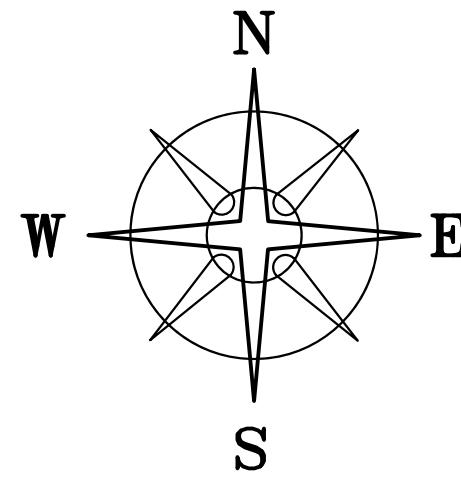


DEED REFERENCE
MADISON COUNTY INVESTORS INC
 OR 127 PG 2307
 (A) 25.345 ACRES
 PARCEL No. 30-00144.000



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 08/02/10
 WGS 1984 GEODETIC NORTH.

UNION TOWNSHIP
 CITY OF LONDON

CITY OF LONDON
 UNION TOWNSHIP
 2.501 ACRES IN DEDICATED R/W

US ROUTE 42
 (R/W VARIES)

N 68°56'36" E 4707.94' &
 FROM CL INT OF US 142 &
 ROBERTS MILL ROAD (TR 96)

N=684444.24'
 E=1694756.04'

NICHOLAS A SIELSCHOTT
 & ERIN L SIELSCHOTT
 OR 297 P 826
 3.786 ACRES
 LOT 11 OF
 JOHN DUNKLE SUB
 PC B PG 201

2.8758±
 ACRES (A)

2.8262±
 ACRES (A)

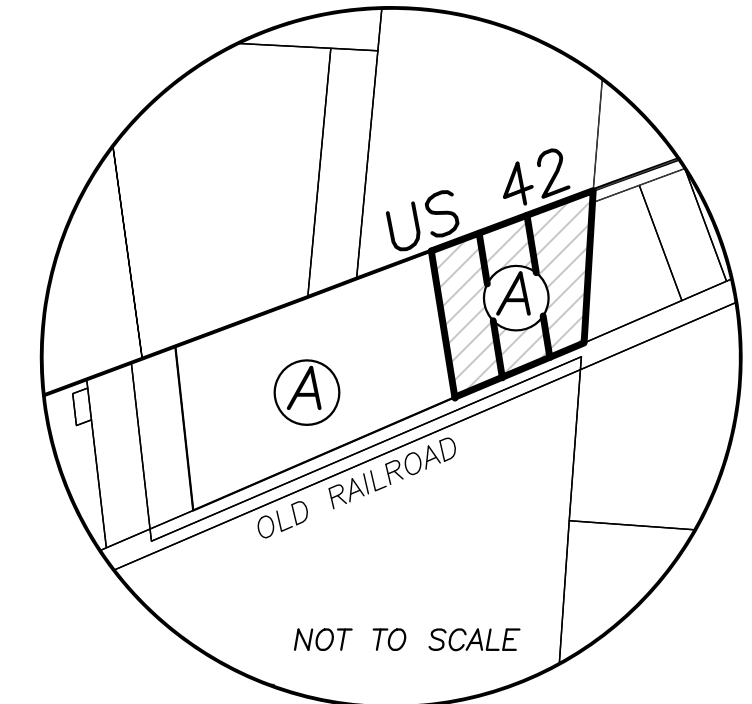
2.8951±
 ACRES (A)

NOTE

APPARENT DEED OVERLAP WITH SAID
 25.345 ACRE TRACT AND SAID 42.7196
 ACRE TRACT.

SEE NOTE
 BD OF PARK COMM OF MADISON COUNTY PARK DISTRICT
 OR 150 PG 1136 - 42.7196 ACRES
 100-02

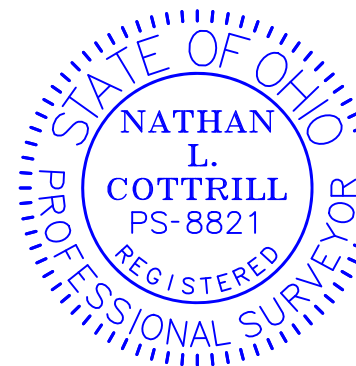
LOCATION MAP



LEGEND

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

- △ COUNTY MONUMENT 02-013
- ▲ RIGHT-OF-WAY MONUMENT (FOUND)
- ANGLE IRON FENCE POST (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "AJS 8378" (FOUND)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

DATE: 07/25/23

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

**2.8758±, 2.8262± & 2.8951± AC,
 VMS 4513, UNION TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR HOWARD**

SCALE : 1" = 100'
 100' 50' 0 100'

JOB No. S230510 : CREW: MW
 SURVEYED 07/18/23 : DWN BY: NC
 DRAWN 07/19/23 : CHECK: RC

COTTRILL SURVEYING, INC

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

2.8262 Acre Tract Surveyed for Howard

The following described 2.8262 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being part of a 25.345 acre tract (Parcel 30-00144.000) conveyed to Madison County Investors Inc by Official Record 127 page 2307, and being more particularly described as follows:

Commencing at a point in the centerline of US Route 42 (right-of-way width varies), being the Northwest corner of a 2.501 acres dedicated to the right-of-way of US Route 42 by John Dunkle Subdivision as recorded in Plat Cabinet "B" page 201 and being the Northeast corner of said 25.345 acre tract, said point bears South 61° 56' 11" West a distance of 8182.14 feet from Madison County Monument 02-013;

Thence, with the Northwest line of said 25.345 acre tract, South 68° 52' 12" West a distance of 291.20 feet to the **True Point of Beginning**;

Thence, with a new line across said 25.345 acre tract, **South 09° 52' 02" East**, passing an iron pin and cap set at 45.07 feet, a total distance of **592.47 feet** to an iron pin and cap set in the Northwest line of a 42.7196 acre tract conveyed to the Board of Park Commission of Madison County Park District by Official Record 150 page 1136 (being in the original Northwest line of a 100 feet wide railroad);

Thence, with the Northwest line of said 42.7196 acre tract, **South 66° 05' 26" West** a distance of **212.31 feet** to an iron pin and cap set;

Thence, with a new line across said 25.345 acre tract, **North 09° 52' 02" West**, passing an iron pin and cap set at 557.62 feet, a total distance of **602.96 feet** to the Northwest line of said 25.345 acre tract;

Thence, with the Northwest line of said 25.345 acre tract, **North 68° 52' 12" East** a distance of **210.01 feet** returning to the **True Point of Beginning**, containing **2.8262 Acres** more or less, of which 0.2137 acres more or less is in the PRO of US Route 42 leaving 2.6124 net acres more or less.

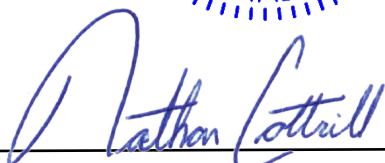
Bearings are based on a GPS observation on August 2, 2010, WGS 1984 Geodetic North.

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 July 18, 2023.




Nathan L. Cottrill, PS #8821
(Job #S230510-2.8262)

COTTRILL SURVEYING, INC

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

2.8758 Acre Tract Surveyed for Howard

The following described 2.8758 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being part of a 25.345 acre tract (Parcel 30-00144.000) conveyed to Madison County Investors Inc by Official Record 127 page 2307, and being more particularly described as follows:

Commencing at a point in the centerline of US Route 42 (right-of-way width varies), being the Northwest corner of a 2.501 acres dedicated to the right-of-way of US Route 42 by John Dunkle Subdivision as recorded in Plat Cabinet "B" page 201 and being the Northeast corner of said 25.345 acre tract, said point bears South 61° 56' 11" West a distance of 8182.14 feet from Madison County Monument 02-013;

Thence, with the Northwest line of said 25.345 acre tract, South 68° 52' 12" West a distance of 501.21 feet to the **True Point of Beginning**;

Thence, with a new line across said 25.345 acre tract, **South 09° 52' 02" East**, passing an iron pin and cap set at 45.34 feet, a total distance of **602.96 feet** to an iron pin and cap set in the Northwest line of a 42.7196 acre tract conveyed to the Board of Park Commission of Madison County Park District by Official Record 150 page 1136 (being in the original Northwest line of a 100 feet wide railroad);

Thence, with the Northwest line of said 42.7196 acre tract, **South 66° 05' 26" West** a distance of **212.31 feet** to an iron pin and cap set at a corner to said 25.345 acre tract;

Thence, with a new line across said 25.345 acre tract, **North 09° 52' 02" West**, passing an iron pin and cap set at 567.85 feet, a total distance of **613.46 feet** to the Northwest line of said 25.345 acre tract;

Thence, with the Northwest line of said 25.345 acre tract, **North 68° 52' 12" East** a distance of **210.01 feet** returning to the **True Point of Beginning**, containing **2.8758 Acres** more or less, of which 0.2150 acres more or less is in the PRO of US Route 42 leaving 2.6608 net acres more or less.

Bearings are based on a GPS observation on August 2, 2010, 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 July 18, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230510-2.8758)

COTTRILL SURVEYING, INC

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

2.8951 Acre Tract Surveyed for Howard

The following described 2.8951 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4513, being part of a 25.345 acre tract (Parcel 30-00144.000) conveyed to Madison County Investors Inc by Official Record 127 page 2307, and being more particularly described as follows:

Beginning at a point in the centerline of US Route 42 (right-of-way width varies), being the Northwest corner of a 2.501 acres dedicated to the right-of-way of US Route 42 by John Dunkle Subdivision as recorded in Plat Cabinet "B" page 201 and being the Northeast corner of said 25.345 acre tract, said point bears South 61° 56' 11" West a distance of 8182.14 feet from Madison County Monument 02-013;

Thence, with the West line of said subdivision, **South 03° 09' 38" West**, passing an angle iron fence post found at the Northwest corner of Lot 11 of said John Dunkle Subdivision at 49.37 feet, passing an iron pin and cap set at 50.14 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "AJS 8378" found at 627.65 feet, a total distance of **629.62 feet** to the Northwest line of a 42.7196 acre tract conveyed to the Board of Park Commission of Madison County Park District by Official Record 150 page 1136 (being in the original Northwest line of a 100 feet wide railroad);

Thence, with the Northwest line of said 42.7196 acre tract, **South 66° 05' 26" West** a distance of **148.08 feet** to an iron pin and cap set;

Thence, with a new line across said 25.345 acre tract, **North 09° 52' 02" West**, passing an iron pin and cap set at 547.40 feet, a total distance of **592.47 feet** to the Northwest line of said 25.345 acre tract;

Thence, with the Northwest line of said 25.345 acre tract, **North 68° 52' 12" East** a distance of **291.20 feet** returning to the **Point of Beginning**, containing **2.8951 Acres** more or less, of which 0.2897 acres more or less is in the PRO of US Route 42 leaving 2.6054 net acres more or less.

Bearings are based on a GPS observation on August 2, 2010, 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 July 18, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230510-2.8951)