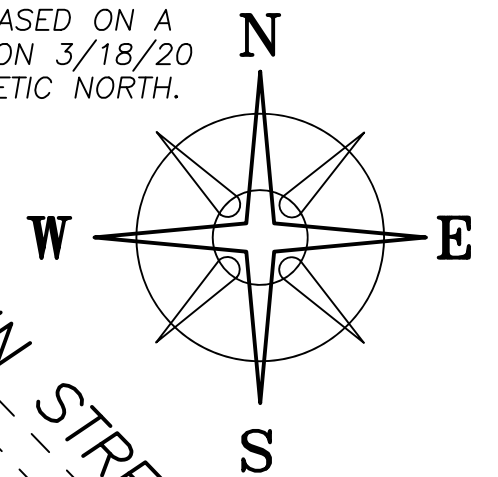


BEARINGS ARE BASED ON A GPS OBSERVATION ON 3/18/20 WGS 1984 GEODETIC NORTH.



DEED REFERENCE

SALLY A HAND &
RAYMOND H LYTLE, TRUSTEES
OR 267 PG 2036
82.595 ORIGINAL ACRES
A 82.253 ACRES
PARCEL No. 31-01021.000
69.748 ACRES
PARCEL No. 30-00054.001
12.505 ACRES
PLAT 62-00

OLD SPRINGFIELD ROAD (50'R/W)

STEPHEN BRUCE TYSON
OR 321 P 479
89.3519 ACRES

N=690455.42'
E=1697398.83'

TPOB
N=690202.03'
E=1698812.78'

COUNTY OF MADISON
COURTHOUSE
DB 297 PG 937
0.342 ACRES
31-01021.002
PLAT 46-01

POINT OF COMMENCEMENT

KEBORE, LLC
OR 286 PG 2131
3.14 ACRES
31-03080.002

MADISON VILLA
APARTMENTS LLC
OR 387 PG 1523
3,258.4 ACRES
31-03081.000

MELINDA LEE HOLLINGSHEAD
OR 328 PG 1658
3,153 ACRES
31-03076.000

JAMES L & VALERIE E PEART, JT LVS
OR 412 PG 1533
82.595 ACRES

30-00054.000
75.37 ACRES

UNION TOWNSHIP
CITY OF LONDON
12.505± ACRES
1394.89
69.7601± ACRES

82.2653± ACRES

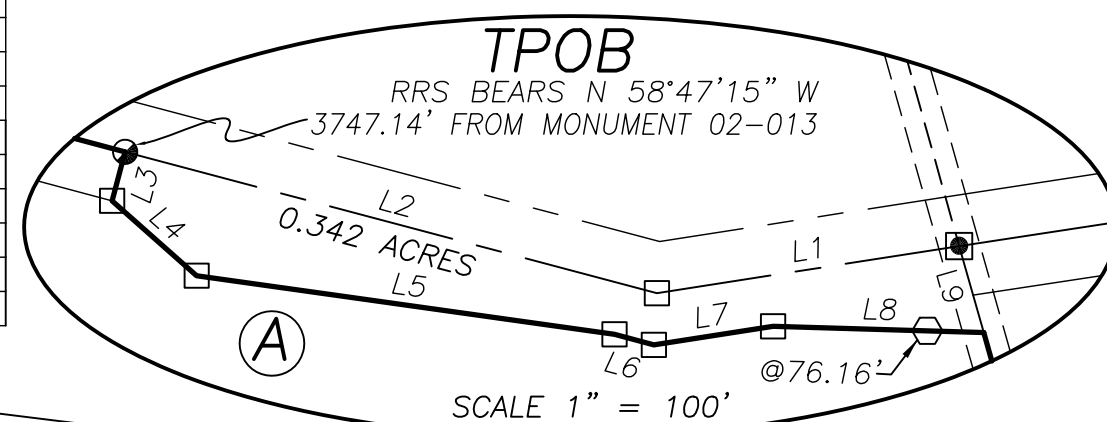
LEGEND

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

- △ COUNTY MONUMENT 02-013 (FOUND)
- RAILROAD SPIKE (FOUND)
- RAILROAD SPIKE (SET)
- MAG NAIL (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG. & SURVEYING" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

T J LEACH,
TODD LEACH &
TIMOTHY LEACH, TRUSTEE
OR 425 PG 2581
67.788 ACRES
31-00819.000

DETAIL "A"



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 81°07'47" W | 151.03' |
| L2 | N 75°06'47" W | 271.70' |
| L3 | S 14°53'13" W | 25.00' |
| L4 | S 48°28'12" E | 55.76' |
| L5 | S 82°00'21" E | 208.37' |
| L6 | S 75°06'54" E | 20.09' |
| L7 | N 81°09'09" E | 59.53' |
| L8 | S 88°18'49" E | 104.09' |
| L9 | S 15°53'25" E | 44.36' |
| L10 | S 15°53'25" E | 70.90' |



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 09/24/24

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

**82.2653± ACRES, VMS 8742,
CITY OF LONDON & UNION TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DILLION.**

SCALE : 1" = 200'
200' 100' 0 200'

JOB No. S240917 CREW: MW
SURVEYED 09/19/24 DWN BY: NC
DRAWN 09/20/24 CHECK: RC

COTTRILL SURVEYING, INC

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

82.2653 Acre Tract *Surveyed for Dillion*

The following described 82.2653 acre tract is situated in the State of Ohio, Madison County, Union Township and the City of London, VMS 8742, being all of it 82.253 acre tract (Union Township Parcel 30-00054.001, 12.505 acres and London Parcel 31-0102 1.000, 69.748 acres) as conveyed to Sally A Hand and Raymond H Lytle, Trustees by Official Record 267 page 2036, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of North Madison Road (66 feet wide) and Old Springfield Road (50 feet right-of-way);

Thence, with the centerline of Old Springfield Road with the following three courses:

- 1) South 81° 19' 45" West a distance of 589.41 feet to a mag nail found;
- 2) South 81° 07' 47" West a distance of 151.03 feet to a 5/8 inch diameter iron pin found;
- 3) North 75° 06' 47" West a distance of 271.70 feet to a railroad spike set at the Northwest corner of a 0.342 acre tract conveyed to the County of Madison Courthouse by Deed Book 297 page 937, a corner to said 82.253 acre tract and being the **True Point of Beginning**, said railroad spike bears North 58° 47' 15" West a distance of 3747.14 feet from Madison County Monument 02-013;

Thence, around said 0.342 acre tract with the following six courses;

- 1) **South 14° 53' 13" West** a distance of **25.00 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 48° 28' 12" East** a distance of **55.76 feet** to a 5/8 inch diameter iron pin found;
- 3) **South 82° 00' 21" East** a distance of **208.37 feet** to a 5/8 inch diameter iron pin found;
- 4) **South 75° 06' 54" East** a distance of **20.09 feet** to a 5/8 inch diameter iron pin found;
- 5) **North 81° 09' 09" East** a distance of **59.53 feet** to a 5/8 inch diameter iron pin found;
- 6) **South 88° 18' 49" East**, passing an iron pin and cap set at 76.16 feet, a total distance of **104.09 feet** to the West line of a 3.14 acre tract conveyed to Kebore, LLC by Official Record 286 page 2131 and being in the centerline of Oak Run;

Thence, with the West line of said 3.14 acre tract and centerline of Oak Run with the following two courses:

- 1) **South 15° 53' 25" East** a distance of **70.90 feet** to a point;
- 2) **South 43° 17' 13" East**, passing the West corner of a 3.2584 acre tract conveyed to Madison Villa Apartments LLC by a Official Record 387 page 1523 at 387.06 feet, continuing with the Southwest line of said 3.2584 acre tract, a total distance of **675.91 feet** to the West corner of a 3.153 acre tract conveyed to Melinda Lee Hollingshead by Official Record 328 page 1658;

Thence, with the Southwest line of said 3.153 acre tract and continuing with the centerline of Oak Run, **South 44° 07' 40" East** a distance of **395.31 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng. & Surveying" found in the Northwest line of a 67.788 acre tract conveyed to TJ Leach, Todd Leach and Timothy Leach, Trustees by Official Record 425 page 2581;

Thence, with the Northwest line of said 67.788 acre tract with the following two courses;

- 1) **South 67° 00' 32" West**, passing a 5/8 inch diameter iron pin found at 20.00 feet, a total distance of **2173.27 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng. & Surveying" found;
- 2) **North 80° 44' 49" West** a distance of **675.41 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng. & Surveying" found at the Southeast corner of an 82.595 acre tract conveyed to James L and Valerie E Peart, Joint Lives by Official Record 412 page 1533;

Thence, with the East line of said 82.595 acre tract, **North 02° 07' 14" East**, passing the Union Township/City of London line at 866.49 feet, passing a 5/8 inch diameter iron pin found at 1897.25 feet, a total distance of **1929.98 feet** to a railroad spike found in the centerline of Old Springfield Road (50 feet right-of-way);

Thence, with the centerline of Old Springfield Road with the following two courses:

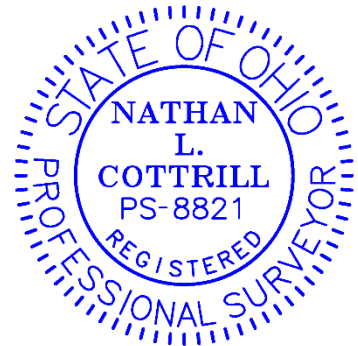
- 1) **South 81° 55' 49" East** a distance of **981.65 feet** to a railroad spike found;
- 2) **South 75° 06' 47" East**, passing the Union Township/City of London line at 44.29 feet, a total distance of **457.22 feet** returning to the **True Point of Beginning**, containing **82.2653 Acres** more or less, of which 69.7601 acres more or less is in the City of London and 12.5052 acres more or less is in Union Township.

Bearings are based on a GPS observation on March 18, 2020, 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 September 19, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240917-82.2653)