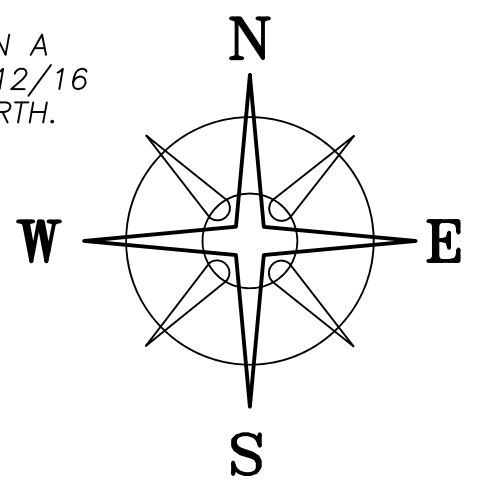


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/12/16
WGS 1984 GEODETIC NORTH.



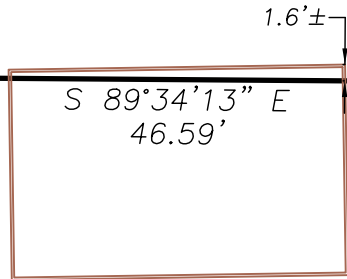
DEED REFERENCE
MASE VENTURES LLC
OR 428 PG 2429
PARCEL No. 07-00446.000
Ⓐ 0.27 ACRES

JUSTIN DUPLER &
LOISMARIE MICHELE DUPLER
OR 405 PG 27
0.5723 ACRES
07-00575.001

PAMELA ALLEY
OR 262 PG 1639
4.697 ACRES
07-00575.000

IP BEARS
N 00°28'29" E
0.28'

BOESHART'S LINE
S 89°57'12" E 66.00'
N 89°48'11" E 66.00'
BEER'S LINE



JUSTIN DUPLER &
LOISMARIE MICHELE DUPLER
OR 405 PG 27
0.2306 ACRES
07-00745.000

Ⓐ
0.3187± ACRES

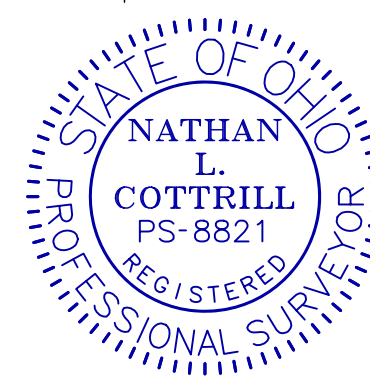
MATTHEW STEPHEN NELSON
OR 405 PG 1527
0.235 ACRES
07-00282.000

POB
N=688875.19'
E=1749578.06'

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ 1/2" Ø REBAR (FOUND)
 - RAILROAD SPIKE (FOUND)
 - MAG SPIKE (FOUND)
 - ⊙ 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "PLUMMER 7595" (FD.)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - MAG NAIL (FOUND)
 - ⊛ HARROW TOOTH (FOUND)

LILLY CHAPEL-GEORGESVILLE ROAD (CR 102)

CIRCLE DRIVE
(46' WIDE)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 12/13/24

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

0.3187± ACRES, VMS 5280
VILLAGE OF LILLY CHAPEL, FAIRFIELD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MASE VENTURES LLC

SCALE : 1" = 20'	JOB No. S241202	CREW: MW
20' 10' 0' 20'	SURVEYED 12/09/24	DWN BY: NC
	DRAWN 12/10/24	CHECK: RC

WEST JEFFERSON-KIOUSVILLE
ROAD (CR 22, 60' R/W)

COTTRILL SURVEYING, INC

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

0.3187 Acre Tract *Surveyed for Mase Ventures LLC*

The following described 0.3187 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, Village of Lilly Chapel, VMS 5280, being all of a 0.27 acre tract (Parcel 07-00446.000) as conveyed to Mase Ventures LLC by Official Record 428 page 2429, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Lilly Chapel-Georgesville Road (County Road 102) at the Southeast corner of a 0.2306 acre tract conveyed to Justin Dupler and Loismarie Michele Dupler by Official Record 405 page 27 and the Southwest corner of said 0.27 acre tract, said railroad spike bears South 89° 01' 58" East a distance of 181.37 feet and South 89° 06' 36" East a distance of 238.78 feet from a railroad spike found at the centerline intersection of Lilly Chapel-Georgesville Road and West Jefferson-Kiousville Road (County Road 22, 60 feet right-of-way);

Thence, with the East line of said 0.2306 acre tract, **North 00° 47' 25" East**, passing an iron pin and cap set at 25.46 feet, a total distance of **152.42 feet** to a 1-inch diameter iron pipe and yellow plastic cap stamped "Plummer 7595" found in the South line of a 0.5723 acre tract conveyed to Justin Dupler and Loismarie Michele Dupler by Official Record 405 page 27;

Thence, with the South line of said 0.5723 acre tract, **South 89° 34' 13" East** a distance of **46.59 feet** to a harrow tooth found at a corner to a 4.697 acre tract conveyed to Pamela Alley by Official Record 262 page 1639;

Thence, with the South line of said 4.697 acre tract, **North 89° 48' 11" East** a distance of **43.67 feet** to the Northwest corner of a 0.235 acre tract conveyed to Matthew Stephen Nelson by Official Record 405 page 1527, from said corner a 1/2 inch diameter rebar found bears North 00° 28' 29" East a distance of 0.28 feet;

Thence, with the West line of said 0.235 acre tract, **South 00° 28' 29" West**, passing iron pin and cap set at 129.90 feet, a total distance of **154.08 feet** to a mag spike found in the centerline of Lilly Chapel-Georgesville Road;

Thence, with the centerline of Lilly Chapel-Georgesville Road, **North 88° 49' 42" West** a distance of **91.10 feet** returning to the **Point of Beginning**, containing **0.3187 Acres** more or less.


Bearings are based on a GPS observation on July 12, 2016, 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 9, 2024.




Nathan L. Cottrill, PS #8821
(Job #S241202-0.3187)