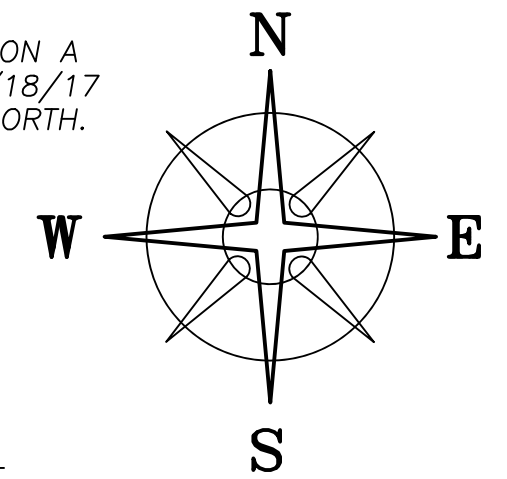
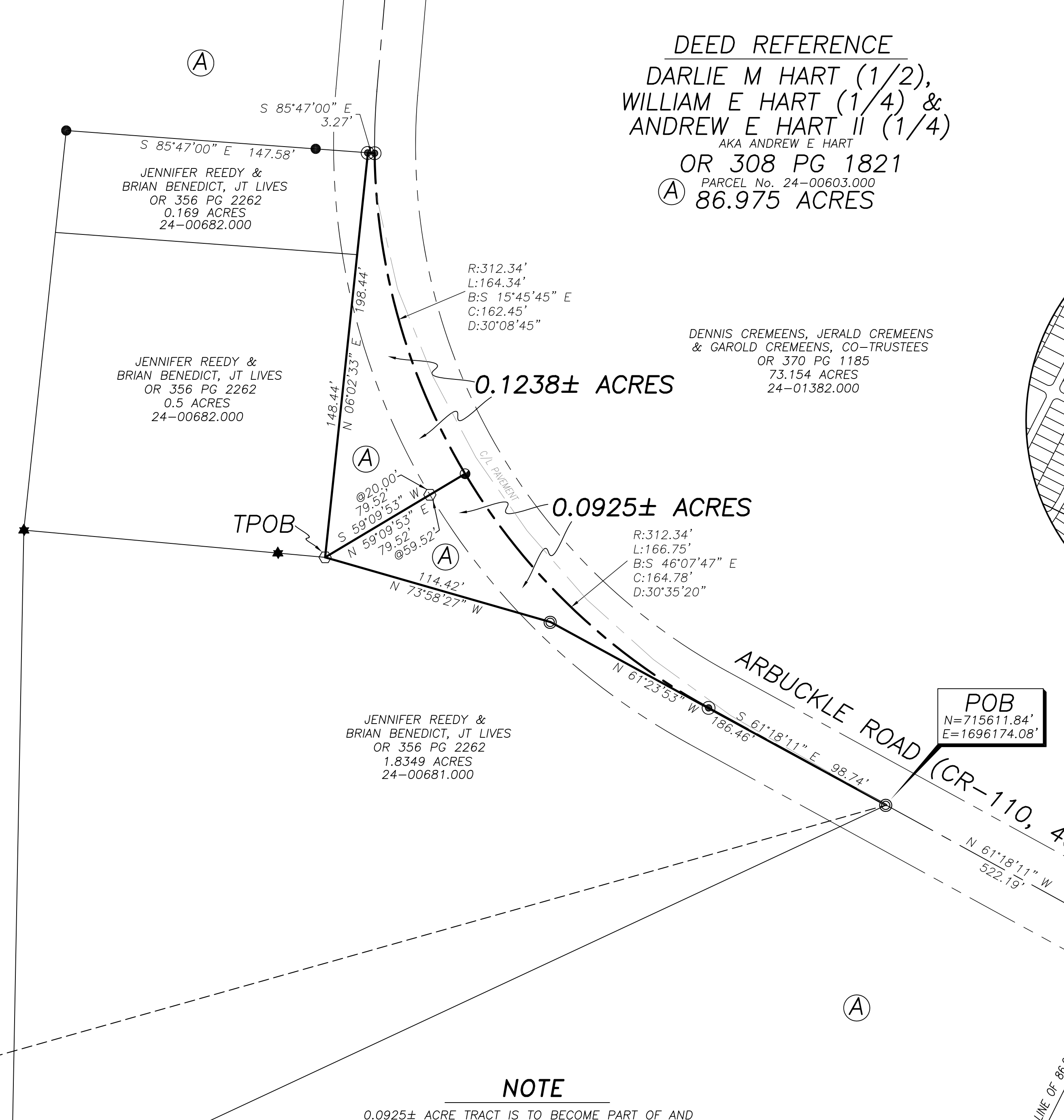
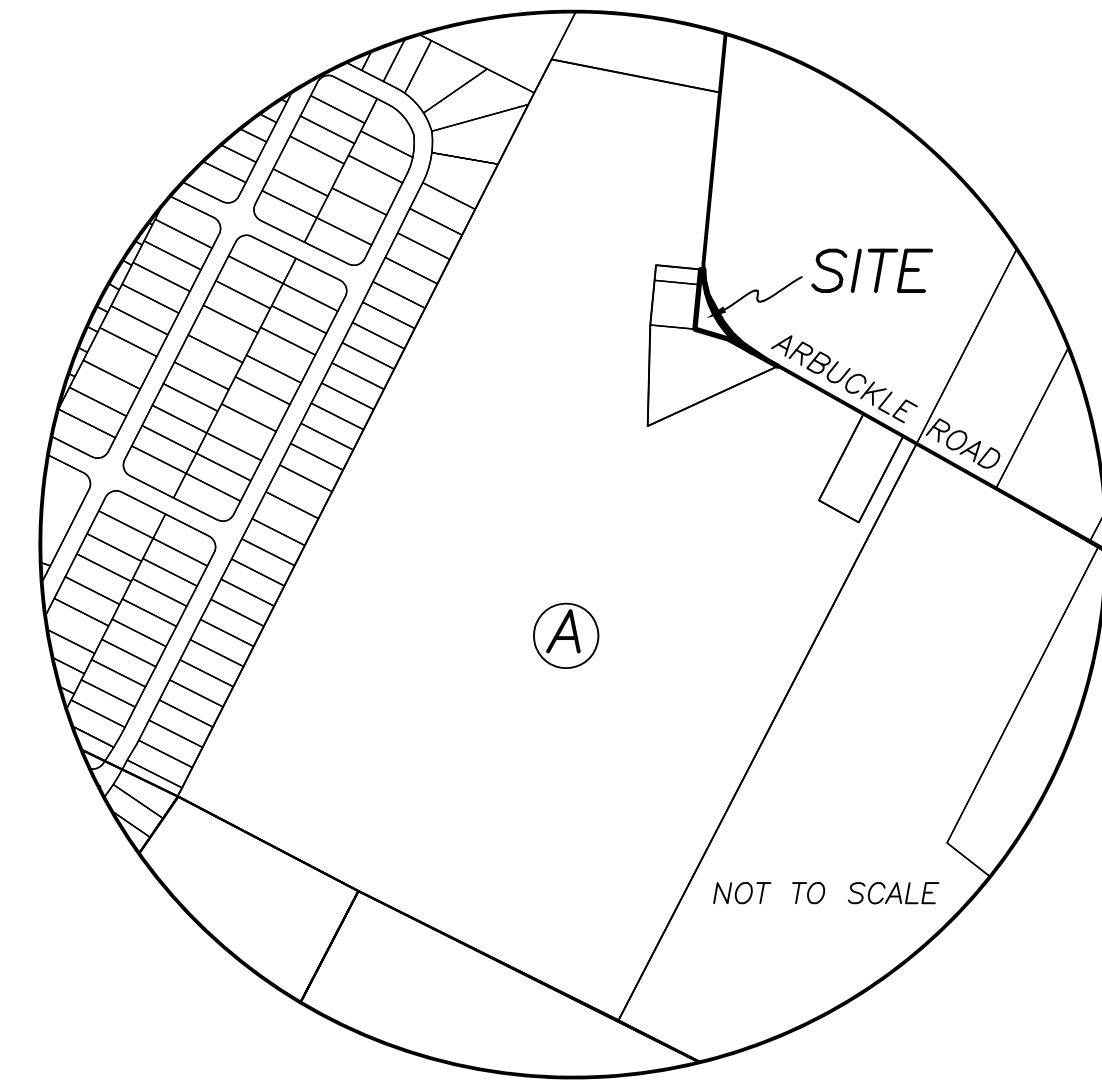


DEED REFERENCE
DARLIE M HART (1/2),
WILLIAM E HART (1/4) &
ANDREW E HART II (1/4)
 AKA ANDREW E HART
OR 308 PG 1821
 PARCEL No. 24-00603.000
86.975 ACRES

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 4/18/17
 WGS 1984 GEODETIC NORTH.



LOCATION MAP



JENNIFER REEDY &
 BRIAN BENEDICT, JT LIVES
 OR 356 PG 2262
 0.169 ACRES
 24-00682.000

JENNIFER REEDY &
 BRIAN BENEDICT, JT LIVES
 OR 356 PG 2262
 0.5 ACRES
 24-00682.000

JENNIFER REEDY &
 BRIAN BENEDICT, JT LIVES
 OR 356 PG 2262
 1.8349 ACRES
 24-00681.000

DENNIS CREMEENS, JERALD CREMEENS
 & GAROLD CREMEENS, CO-TRUSTEES
 OR 370 PG 1185
 73.154 ACRES
 24-01382.000

0.1238± ACRES

0.0925± ACRES

POB
 N=715611.84'
 E=1696174.08'

LEGEND

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

- IRON PIN (FOUND)
- △ COUNTY MONUMENT (05-031)
- 1/2" Ø THIN WALL PIPE (FOUND)
- 3.5" IRON FENCE POST IN CONCRETE (FOUND)
- ★ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)
- RAIL ROAD SPIKE (SET)

NOTE

0.0925± ACRE TRACT IS TO BECOME PART OF AND
 CONTINGENT TO ADJOINING 1.849 ACRE TRACT.
 0.1238± ACRE TRACT IS TO BECOME PART OF AND
 CONTINGENT TO ADJOINING 0.5 ACRE TRACT.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 11/05/2024

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

0.0925± & 0.1238± ACRES,
VMS 3900, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BRIAN BENEDICT

SCALE : 1" = 40'	JOB No. S241004	CREW: MW
40' 20' 0 40'	SURVEYED 10/2024	DWN BY: NC
	DRAWN 10/24/24	CHECK: RC

COTTRILL SURVEYING, INC

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

0.0925 Acre Tract *Surveyed for Brian Benedict*

The following described 0.0925 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, being part of an 86.975 acre tract (Parcel 24-00603.000) as conveyed to Darlie M Hart (1/2), William E Hart (1/4) and Andrew E Hart II (aka Andrew E Hart) (1/4) by Official Record 308 page 1821, and being more particularly described as follows:

Beginning at a 1/2 inch diameter thin wall pipe found in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way) at the East corner of a 1.8349 acre tract conveyed to Jennifer Reedy and Brian Benedict, Joint Lives by Official Record 356 page 2262 and a corner to said 86.975 acre tract, said iron pipe bears North 60° 44' 58" West a distance of 1625.35 feet and North 61° 18' 11" West a distance of 522.19 feet from an iron pin found at the centerline intersection of Arbuckle Road and Gwynne Road (Township Road 111);

Thence, with the North line of said 1.8349 acre tract with the following two courses:

- 1) **North 61° 23' 53" West** a distance of **186.46 feet** to a 1/2 inch diameter thin wall pipe found;
- 2) **North 73° 58' 27" West** a distance of **114.42 feet** to an iron pin and cap set at the Southeast corner of a 0.5 acre tract conveyed to Jennifer Reedy and Brian Benedict, Joint Lives by Official Record 356 page 2262;

Thence, with a new line across said 86.975 acre tract, **North 59° 09' 53" East**, passing an iron pin and cap set at 59.52 feet, a total distance of **79.52 feet** to a railroad spike set in the centerline of Arbuckle Road;

Thence, with the centerline of Arbuckle Road with the following two courses:

- 1) with a curve to the left, **radius of 312.34 feet, arc length of 166.75 feet**, Delta angle of 30° 35' 20", chord bears South 46° 07' 47" East a distance of 164.78 feet to a mag nail set;
- 2) **South 61° 18' 11" East** a distance of **98.74 feet** returning to the **Point of Beginning**, containing **0.0925 Acres** more or less.

Bearings are based on a GPS observation on April 18, 2017, 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 October of 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S241004-0.0925)

COTTRILL SURVEYING, INC

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

0.1238 Acre Tract *Surveyed for Brian Benedict*

The following described 0.1238 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 3900, being part of an 86.975 acre tract (Parcel 24-00603.000) as conveyed to Darlie M Hart (1/2), William E Hart (1/4) and Andrew E Hart II (aka Andrew E Hart) (1/4) by Official Record 308 page 1821, and being more particularly described as follows:

Commencing at a 1/2 inch diameter thin wall pipe found in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way) at the East corner of a 1.8349 acre tract conveyed to Jennifer Reedy and Brian Benedict, Joint Lives by Official Record 356 page 2262 and a corner to said 86.975 acre tract, said iron pipe bears North 60° 44' 58" West a distance of 1625.35 feet and North 61° 18' 11" West a distance of 522.19 feet from an iron pin found at the centerline intersection of Arbuckle Road and Gwynne Road (Township Road 111);

Thence, with the North line of said 1.8349 acre tract with the following two courses:

- 1) North 61° 23' 53" West a distance of 186.46 feet to a 1/2 inch diameter thin wall pipe found;
- 2) North 73° 58' 27" West a distance of 114.42 feet to an iron pin and cap set at the Southeast corner of a 0.5 acre tract conveyed to Jennifer Reedy and Brian Benedict, Joint Lives by Official Record 356 page 2262 and being the **True Point of Beginning**;

Thence, with the East line of said 0.5 acre tract, **North 06° 02' 33" East**, passing the Southeast corner of a 0.169 acre tract conveyed to Jennifer Reedy and Brian Benedict, Joint Lives by Official Record 356 page 2262 at 148.44 feet, a total distance of **198.44 feet** to a mag nail set at the Northeast corner of said 0.169 acre tract;

Thence, with a new line across said 86.975 acre tract, **South 85° 47' 00" East** a distance of **3.27 feet** to a mag nail set in the centerline of Arbuckle Road;

Thence, with the centerline of Arbuckle Road, with a curve to the left, **radius of 312.34 feet, arc length of 164.34 feet**, Delta angle of 30° 08' 45", chord bears South 15° 45' 45" East a distance of 162.45 feet to a railroad spike set;

Thence, with a new line across said 86.975 acre tract, **South 59° 09' 53" West**, passing an iron pin and cap set at 20.00 feet, a total distance of **79.52 feet** returning to the **True Point of Beginning**, containing **0.1238 Acres** more or less.

Bearings are based on a GPS observation on April 18, 2017, 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 October of 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S241004-0.1238)