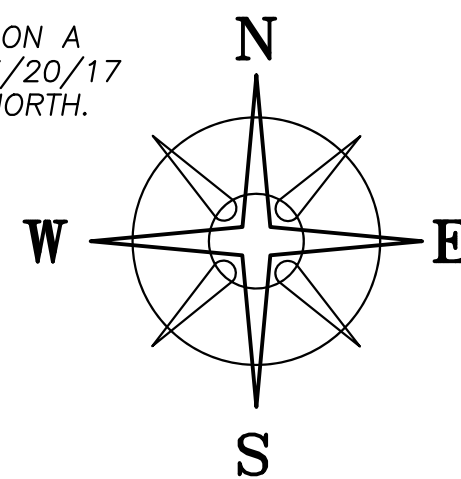


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/20/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

PRAIRIE PIKE LLC
OR 271 PG 1084

PARCEL II:

Ⓐ 70.579 ACRES

75.58 ORG ACRES
PARCEL No. 21-00103.001

CHARLESTON-CHILlicothe ROAD

(CR 15B, 40' R/W)

10.0100± ACRES

Ⓐ

POB
N=623413.64'
E=1692763.08'

DAVID C & JILL A SAVAGE
OR 135 PG 20
125.93 ACRES (MADISON CO. AUDITOR)

METAL BLDG.

METAL BLDG.

METAL BLDG.

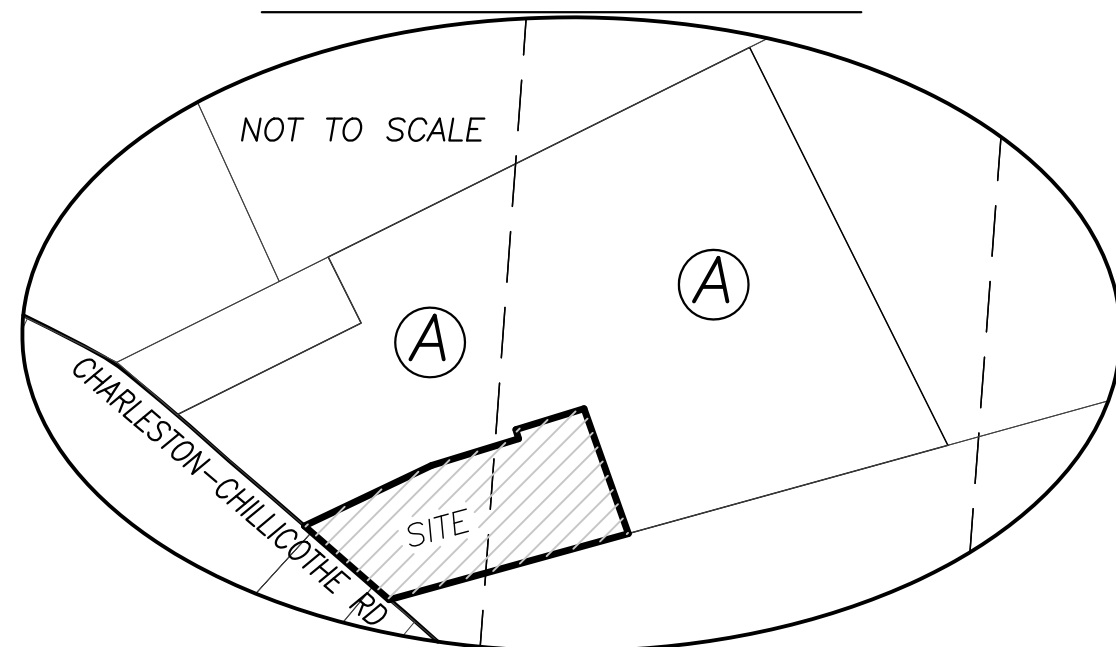
LAGOON

LEGEND

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

- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ◼ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- RAILROAD SPIKE (FOUND)
- ◐ RAILROAD SPIKE (SET)
- ▲ 12" STEEL POST IN CONCRETE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LOCATION MAP



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

DATE: 06/18/24

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

10.0100± ACRES.

**VMS 6901 & 7267, RANGE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PRAIRIE PIKE LLC**

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

JOB No. S240502 CREW: MW
SURVEYED 06/13/24 DWN BY: NC
DRAWN 06/14/24 CHECK: MW

COTTRILL SURVEYING, INC

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

10.0100 Acre Tract Surveyed for Prairie Pike LLC

The following described 10.0100 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6901 and VMS 7276, being part of a 70.579 acre tract (Parcel 21-00103.001, 75.58 original acre tract) conveyed to Prairie Pike LLC by Official Record 271 page 1084, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Charleston-Chillicothe Road (County Road 15B, 40 feet right-of-way) at the West corner of a 25.93 acre tract conveyed to David C and Jill A Savage by Official Record 135 page 20 and the Southwest corner of said 70.579 acre tract, said railroad spike bears North 49° 42' 56" West a distance of 417.64 feet from an iron pin found at the intersection of Charleston-Chillicothe Road with the line between Madison County/Range Township and cap Fayette County/Paint Township;

Thence, with the centerline of Charleston-Chillicothe Road, **North 49° 42' 56" West** a distance of **411.03 feet** to a mag nail set;

Thence, across said 70.579 acre tract with the following five courses:

- 1) **North 63° 48' 12" East**, passing an iron pin and cap set at 30.00 feet, a total distance of 514.95 feet to an iron pin and cap set;
- 2) **North 72° 10' 01" East** a distance of **333.13 feet** to an iron pin and cap set;
- 3) **North 17° 49' 59" West** a distance of **34.85 feet** to an iron pin and cap set;
- 4) **North 72° 10' 01" East** a distance of **260.99 feet** to an iron pin and cap set;
- 5) **South 20° 17' 25" East** a distance of **484.72 feet** to an iron pin and cap set in the North line of said Savage's 125.93 acre tract;

Thence, with the North line of said 125.93 acre tract, **South 73° 46' 36" West**, passing a 12-inch steel post in concrete found at 883.90 feet, a total distance of **907.63 feet** returning to the **Point of Beginning**, containing **10.0100 Acres** more or less.


Bearings are based on a GPS observation on March 20, 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 June 13, 2024.




Nathan L. Cottrill, PS #8821
(Job #S240502-10.0100)