

BEARINGS BASED ON THE C OF ST.RT.142 (N69°00'00"E)
AS DESCRIBED IN OR 104, P. 808

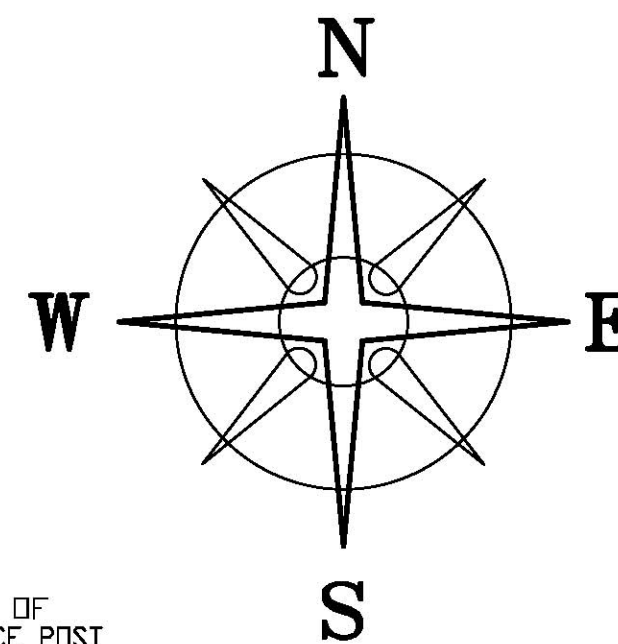
NOTE

CASE # CVH 2009 0121
ROBERT E. PEARCE VS.
KIRK K. MILLER, ET AL

DEFENDANT MILLERS AGREE AND CONSENT TO A DITCH
PETITION PLACING ON COUNTY MAINTENANCE THE SUBSURFACE
DRAINAGE TILE FROM THE GLADE RUN LATERAL TO THE
PLAINTIFF PEARCE'S PROPERTY LINE. IT IS BELIEVED THE SUBSURFACE
DRAINAGE TILES ROUGHLY FOLLOW THE SIDNER DITCH.

DEED REFERENCE

ROBERT E. PEARCE
OR 229, P. 661
A 65.63 ACRES
B 26.435 ACRES
C 25 ACRES



KIRK K. & SUSAN K.
MILLER, TRUSTEES
OR 232 P 1935
43.7579 ACRES

KIRK K. & SUSAN K.
MILLER, TRUSTEES
OR 232 P 1935
20.0001 ACRES
SIDNER DITCH #197

STEVEN D & JILL W ADELSBERGER
OR 263 P 978
22.0001 AC.

SET @ BASE OF
12" WOODEN FENCE POST

VMS 12143
VMS 9231

VMS 12143
VMS 12128

VMS 12128
VMS 8479

22.6172±
18.2838± ACRES
C
ACRES

KIRK K. & SUSAN K.
MILLER, TRUSTEES
OR 232 P 1935
20.0001 ACRES

LOT #6
6.5367±
ACRES

0.8434±
ACRES
LOT #4
4.4181±
ACRES

LOT #5
4.0144±
ACRES

LOT #3
3.9789±
ACRES

LOT #2
3.5087±
ACRES

LOT #1
3.6115±
ACRES

KIRK K. & SUSAN K.
MILLER, TRUSTEES
OR 232 P 1941
14.336 ACRES

GARY L & DAVID T
SCHEIDERER
OR 227 P 954
0.563 ACRES

GARY L & DAVID T
SCHEIDERER
OR 227 P 954
74.256 ACRES

STATE ROUTE 142
VMS 9231

LEGEND

- IRON PIPE (FOUND)
- ⊙ 3/4" ⌀ SOLID IRON PIN (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE R.S.#6140" (FOUND)
- 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: _____



COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**FARM SPLIT, VMS 9231 & 12128,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR JIM PEARCE**

DATE DRAWN:
10/02/06
JOB #S120102
F. B. #

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

CREW: MW,
DWN. BY: RC
CK. BY: _____

S050602A
REVISED 6/06/12
REVISED 2/23/12

*3.6115 acres (Lot #1)
Surveyed for Pearce Brothers*

The following described 3.6115 acre tract (Lot #1) is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231, and is part of a 25 acre tract conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 ft. right-of-way) said mag nail is at the southwest corner of said 25 acre tract and the southeast corner of a 20.0001 acre tract conveyed to Kirk K. and Susan K. Miller, Trustees by Official Record 232 page 1935;

Thence, with the east line of said 20.0001 acre tract, **North 05° 14 minutes 26 seconds West**, passing a 3/4 inch diameter solid iron pin found at 31.07 ft., a total distance of **552.61** ft. to an iron pin and cap set;

Thence, across said 25 acre tract the following 2 new courses:

- 1) **North 71° 53 minutes 12 seconds East** a distance of **296.17** ft. to an iron pin and cap set
- 2) **South 05° 14 minutes 26 seconds East**, passing an iron pin and cap set at 505.06 ft., a total distance of **537.12** ft. to a mag nail set in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142, **South 69° 00 minutes 00 seconds West** a distance of **300.00** ft. returning to the point beginning containing **3.6115 Acres** more or less (Lot #1).

With the benefit of two 20 to Drainage Easements (3 & 4) described separately and shown on plat accompanying this legal description.

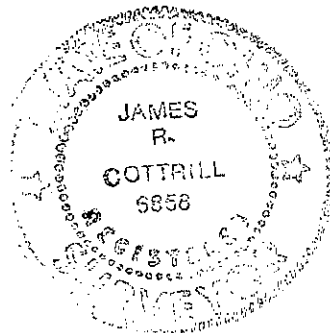
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in Official Record 104 page 808.

This deed is 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-Ease4)


James R. Cottrill, PS



*3.5087 acres (Lot #2)
Surveyed for Pearce Brothers*

The following described 3.5087 acre tract (Lot #1) is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231 and 12128 , and is part of a 65.63 and 25 acre tracts conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 ft. right-of-way) said mag nail is at the southwest corner of said 25 acre tract and the southeast corner of a 20.0001 acre tract conveyed to Kirk K. and Susan K. Miller, Trustees by Official Record 232 page 1935;

Thence, with the centerline of said State Route 142, North 69° 00 minutes 00 seconds East a distance of 300.00 ft. to a mag nail set at **The True Point Beginning;**

Thence, with a new line across said 25 acre tract, **North 05° 14 minutes 26 seconds West**, passing an iron pin and cap set at 31.05 ft., a total distance of **537.12 ft.** to an iron pin and cap set;

Thence, with a new line across said 25 and 65.63 acre tract, **North 71° 53 minutes 12 seconds East**, passing the line between said 25 and 65.63 acre tracts at 261.12 ft., a total distance of **296.17 ft.** to an iron pin and cap set;

Thence, with a new line across said 65.63 acre tract, **South 05° 14 minutes 26 seconds East**, passing an iron pin and cap set at 490.87 ft., a total distance of **521.62 ft.** to a mag nail set in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142, **South 69° 00 minutes 00 seconds West**, passing the southern corner common to said 25 and 65.63 acre tracts at 35.86 feet, a total distance of **300.00 ft.** returning to **The True Point Beginning** containing **3.5087 Acres** more or less, of which 0.4120 acres more or less is part of said 65.63 acre tract and 3.0967 acres more or less is part of said 25 acre tract.

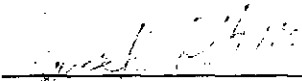
Subject to and with the benefit of two 20 to Drainage Easements (3 & 4) described separately and shown on plat accompanying this legal description.

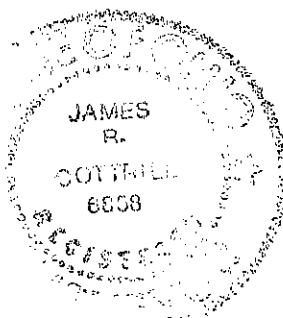
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in Official Record 104 page 808.

This deed is 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-Lot #2)


James R. Cottrill, PS



**3.9789 Acres (Lot #3)
Surveyed for Pearce Brothers**

The following described 3.9789 acre tract (Lot #3) is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, part of a 65.63 acre tract conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 142, said iron pin is at the southwest corner of a 1.500 acre tract conveyed to William Pearce by Official Record 252 page-1224;

Thence, with the centerline of said State Route 142, **South 69° 00 minutes 00 seconds West** a distance of **401.95** ft. to a mag nail set in said centerline;

Thence, across said 65.63 acre tract the following 3 new courses:

- 1) **North 08° 47 minutes 07 seconds West**, passing an iron pin and cap set at 29.96 ft., a total distance of **495.37** ft. to an iron pin and cap set
- 2) **North 71° 53 minutes 12 seconds East** a distance of **324.46** ft. to an iron pin and cap set
- 3) **South 17° 42 minutes 32 seconds East** a distance of **176.27** ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle R. S. #6140" found at the northwest corner of said 1.500 acre tract;

Thence, with the west line of said 1.500 acre tract, **South 17° 42 minutes 32 seconds East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle R. S. #6140" found at 263.36 ft., a total distance of **292.32** ft. returning to the point beginning containing **3.9789 Acres more or less (Lot #3)**

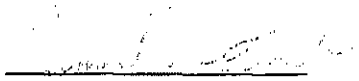
Subject to a 20 ft. Drainage Easement (4) and with the benefit of a 20 ft. Drainage Easement (3) described separately and shown on plat accompanying this legal description.

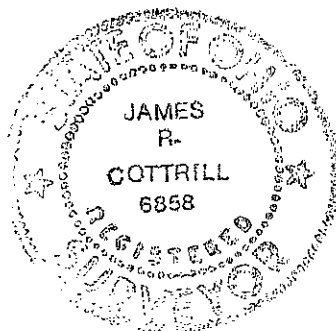
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in Official Record 104 page 808.

This deed is 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-Lot #3)


James R. Cottrill, PS



**4.4181 Acres (Lot #4)
Surveyed for Pearce Brothers**

The following described 4.4181 acre tract (Lot #4) is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, part of a 65.63 acre tract conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 142, said iron pin is at the southeast corner of a 1.500 acre tract conveyed to William Pearce by Official Record 252 page-1224;

Thence, with the east line of said 1.500 acre tract, **North 20° 48 minutes 07 seconds West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle R. S. #6140" found at 29.99 ft., a total distance of 288.25 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle R. S. #6140" found at the northeast corner of said 1.500 acre tract;

Thence, across said 65.63 acre tract the following 3 new courses:

- 1) **North 20° 48 minutes 07 seconds West** a distance of **169.09** ft. to an iron pin and cap set
- 2) **North 71° 53 minutes 12 seconds East** a distance of **431.53** ft. to an iron pin and cap set
- 3) **South 20° 48 minutes 07 seconds East**, passing an iron pin and cap set at 407.35 ft., a total distance of **435.60** ft. to an iron pin found in the centerline of State Route 142;

Thence, with the centerline of said State Route 142, **South 69° 00 minutes 00 seconds West**, passing an iron pin found at 199.98 ft., a total distance of **431.06** ft. returning to the point beginning containing **4.4181 Acres** more or less (Lot #4)


Subject to and with the benefit of a 20 ft. Drainage Easement (2) and with the benefit of a 20 ft. Drainage Easement (3) described separately and shown on plat accompanying this legal description.

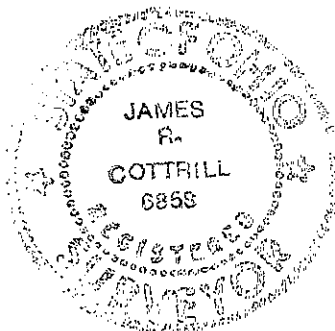
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in Official Record 104 page 808.

This deed is 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-Lot #4)


James R. Cottrill, PS



*4.0144 Acres (Lot #5)
Surveyed for Pearce Brothers*

The following described 4.0144 acre tract (Lot #5) is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, part of a 26.435 original acre tract conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 142, said iron pin is at the northeast corner of said 26.435 original acre tract and the northwest corner of a 309.27 acre tract conveyed to James and Elizabeth Adelsberger by Deed Book 214 page 289;

Thence, with the centerline of said State Route 142, South 69° 00 minutes 00 seconds West a distance of 675.34 ft. to **The True Point Beginning**;

Thence, with a new line across said 26.435 original acre tract, **South 10° 44 minutes 31 seconds East**, passing an iron pin and cap set at 37.03 ft., a total distance of **505.29** ft. to an iron pin and cap set in the north line of the Pennsylvania lines, LLC by Deed Book 237 page 255 (100 ft. wide railroad);

Thence, with the north line of said railroad, **South 67° 06 minutes 55 seconds West** a distance of **349.94** ft. to an iron pin and cap set;

Thence, with a new line across said 26.435 original acre tract, **North 10° 44 minutes 31 seconds West**, passing an iron pin and cap set at 481.06 ft., a total distance of **516.99** ft. to a point in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142, **North 69° 00 minutes 00 seconds East** a distance of **347.67** ft. returning to **The True Point Beginning** containing **4.0144 Acres** more or less (Lot #5).


Subject to and with the benefit of a 40 ft. Drainage Easement (1) described separately and shown on plat accompanying this legal description.

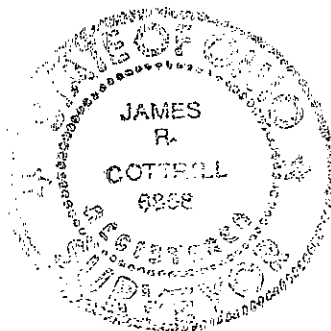
Bearings are based on the centerline of State Route 142 (North 69° 00 minutes 00 seconds East) as described in Official Record 104 page 808.

This deed is 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-Lot #5)


James R. Cottrill, PS



*6.5367 Acres (Lot #6)
Surveyed for Pearce Brothers*

The following described 6.5367 acre tract (Lot #6) is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, part of a 26.435 original acre tract conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142, said iron pin is at the northeast corner of said 26.435 acre tract and the northwest corner of a 309.27 acre tract conveyed to James and Elizabeth Adelsberger by Deed Book 214 page 289;

Thence, with the west line of said 309.27 acre tract, **South 08° 20 minutes 05 seconds West**, passing an iron pin and cap set at 33.95 ft., a total distance of **551.67 ft.** to an iron pin and cap set in the north line of the Pennsylvania lines, LLC by Deed Book 237 page 255 (100 ft. wide railroad);

Thence, with the north line of said railroad, **South 67° 06 minutes 55 seconds West** a distance of **495.33 ft.** to an iron pin and cap set;

Thence, with a new line across said 26.435 original acre tract, **North 10° 44 minutes 31 seconds West**, passing an iron pin and cap set at 468.26 ft., a total distance of **505.29 ft.** to a point in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142, **North 69° 00 minutes 00 seconds East** a distance of **675.34 ft.** returning to the point beginning containing **6.5367 Acres** more are less (Lot #6).


With the benefit of a 40 ft. Drainage Easement (1) described separately and shown on plat accompanying this legal description.

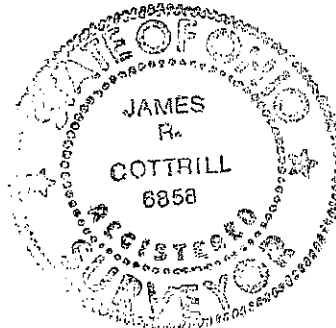
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This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-Lot #6)


James R. Cottrill, PS



*22.6172 Acres
Surveyed for Pearce Brothers*

The following described 22.6172 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231 and 12128, and is part of a 65.63 and 25 acre tracts conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 ft. right-of-way) said mag nail is at the southwest corner of said 25 acre tract and the southeast corner of a 20.0001 acre tract conveyed to Kirk K. and Susan K. Miller, Trustees by Official Record 232 page 1935;

Thence, with the centerline of said State Route 142, North 69° 00 minutes 00 seconds East, passing a mag nail set at 300.00 ft., a total distance of 600.00 ft. to a mag nail set at **The True Point Beginning;**

Thence, with a new line across said 65.63 acre tract, North 05° 14 minutes 26 seconds West, passing an iron pin and cap set at 30.75 ft., a total distance of 521.62 ft. to an iron pin and cap set;

Thence, with a new line across said 25 and 65.63 acre tract, South 71° 53 minutes 12 seconds West, passing the line between said 25 and 65.63 acre tracts at 35.05 ft., also passing an iron pin and cap set at 296.17, a total distance of 592.33 ft. to an iron pin and cap set in the east line of said 20.0001 acre tract;

Thence, with said 20.0001 acre tract, the following two courses:

- 1) North 05° 14 minutes 26 seconds West a distance of 1523.57 ft. to a 3/4 in. diameter iron pin found
- 2) North 84° 03 minutes 39 seconds East a distance of 321.69 ft. to an iron pin and cap set at the southwest corner of a 43.7579 acre tract conveyed to Kirk K. and Susan K. Miller, Trustees by Official Record 232 page 1935;

Thence, with the south line of said 43.7579 acre tract, North 84° 03 minutes 39 seconds East a distance of 222.56 ft. to a cornerstone found at the north corner common to said 65.63 and 25 acre tracts;

Thence, with the line between said 65.63 and 25 acre tracts, South 05° 12 minutes 10 seconds East a distance of 1354.75 ft. to an iron pin and cap set;

Thence, across said 65.63 acre tract the following four new courses:

- 1) North 71° 53 minutes 12 seconds East a distance of 73.59 ft. to an iron pin and cap set
- 2) South 18° 06 minutes 48 seconds East a distance of 50.00 ft. to an iron pin and cap set
- 3) North 71° 53 minutes 12 seconds East a distance of 304.56 ft. to an iron pin and cap set
- 4) South 08° 47 minutes 07 seconds East, passing an iron pin and cap set at 465.41 ft., a total distance of 495.37 ft. to a mag nail set in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142 South 69° 00 minutes 00 seconds West a distance of 390.98 ft. returning to **The True Point Beginning** containing **22.6172 Acres** more or less of which 4.3334 acres more or less is part of said 65.63 acre tract and 18.2838 acres more or less is part of said 25 acre tract.

Subject to a 20 ft. Drainage Easement (3) described separately and shown on plat accompanying this legal description.

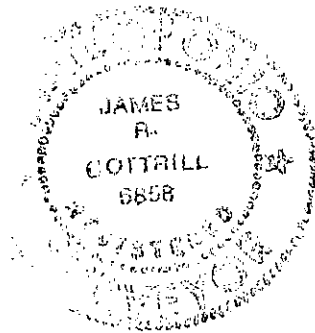
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All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-22.6172AC)

James R. Cottrill, PS



**6.7487 Acres
Surveyed for Pearce Brothers**

The following described 6.7487 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, part of a 26.435 original acre tract conveyed to Robert E. Pearce by Official Record 229 page 661, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 142, said iron pin is at the northeast corner of said 26.435 original acre tract and the northwest corner of a 309.27 acre tract conveyed to James and Elizabeth Adelsberger by Deed Book 214 page 289;

Thence, with the centerline of said State Route 142, South 69° 00 minutes 00 seconds West a distance of 1023.01 ft. to a mag nail set at **The True Point Beginning**;

Thence, with a new line across said 26.435 original acre tract, South 10° 44 minutes 31 seconds East, passing an iron pin and cap set at 35.93 ft., a total distance of 516.99 ft. to an iron pin and cap set in the north line of the Pennsylvania lines, LLC by Deed Book 237 page 255 (100 ft. wide railroad);

Thence, with the north line of said railroad, South 67° 06 minutes 55 seconds West a distance of 780.75 ft. to an iron pin and cap set at the southeast corner of a 0.563 acre tract conveyed to Gary L. and David Scheiderer by Official Record 227 page 954 ;

Thence, with the east line of said 0.563 acre tract, North 08° 12 minutes 35 seconds East a distance of 323.48 ft. to an iron pin and cap set at the southwest corner of a 1.2994 acre tract conveyed to the lien E. Arrasmith by Official Record 245 page 2428;

Thence, with said 1.2994 acre tract the following 2 courses:

- 1) North 68° 59 minutes 21 seconds East a distance of 295.03 ft. to a 5/8 inch diameter rebar and yellow plastic cap stamped " Clappsaddle RS 6140" found
- 2) North 20° 59 minutes 21 seconds West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped " Clappsaddle RS 6140" found at 222.00 ft., a total distance of 252.00 ft. to an iron pin found in the centerline of said State Route 142;

Thence, with the centerline of said State Route 142, North 69° 00 minutes 00 seconds East a distance of 419.46 ft. returning to **The True Point Beginning** containing 6.7487 Acres more or less.

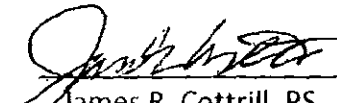
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All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April, 2012 by James R. Cottrill registration #6858. (Job #S120102-Lot #5)


James R. Cottrill, PS

