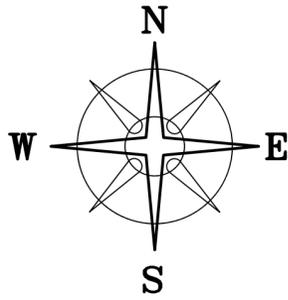


BEARINGS ARE BASED ON A GPS OBSERVATION ON 9/29/15
WGS 1984 GEODETIC NORTH.



GILBERT F DAVIS,
MELODY A BOWMAN, &
DAWN L JENKINS
OR 311 P 1121
192.0477 ACRES
268.70 ORIG. AC.

RAJ V & PANNA R PATEL
OR 312 P 1878
13.5834 ACRES

S 88°45'11" E 278.10'

1.1134± ACRES

1.0885± ACRES

0.0249± ACRES

GILBERT F DAVIS,
MELODY A BOWMAN, &
DAWN L JENKINS
OR 311 P 1121
192.0477 ACRES
268.70 ORIG. AC.

TPOB

DEED REFERENCE
MARSHALL FARMS LAND, LLC
OR312 P 2661

(A) 3.591 ACRES

(B) 0.065 ACRES

21-00197.000

GILBERT F DAVIS,
MELODY A BOWMAN, &
DAWN L JENKINS
OR 311 P 1121
192.0477 ACRES
268.70 ORIG. AC.

MARY LOU WEBER
DB 298 P 269
80 ACRES

2.5433± ACRES

2.5034± ACRES

30' INGRESS/EGRESS EASEMENT

POB

JUNK ROAD (40' R/W)(CR-21)

LEGEND

- ⊗ MADISON COUNTY SURVEY MONUMENT 02-021 (FOUND)
- 1" ∅ IRON PIPE & ALUM. CAP STAMPED "NCB 5969" (FOUND)
- △ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL
- 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

DATE: 12/18/15

COTTRILL SURVEYING, L.L.C.

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

**2.5433 & 1.1134± ACRES, VMS 6498,
RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JEFF MARSHALL**

DATE DRAWN:
12/18/15
JOB # S151205
F. B. #

SCALE : 1" = 50'
50' 25' 0 50'

CREW: MW
DWN. BY: MW
CK. BY:

N=641667.56'
E=1734887.17'

1.3 MI. TO SR 56

RANGE TOWNSHIP
PLEASANT TOWNSHIP

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

1.1134 Acre Tract Surveyed for Jeff Marshall

The following described 1.1134 acre tract is situated in the state of Ohio, Madison County, Range Township, VMS 6498, and being part of a 3.591 acre tract (21-00197.000) and part of a 0.065 acre tract (21-00197.000) both tracts conveyed to Marshall Farms Land, LLC by Official Record 312 page 2661, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of Junk Road (County Road 21)(40 feet right-of-way) said spike is at the southeast corner of said 0.065 acre tract and corner to a 192.0477 acre tract conveyed to Gilbert F Davis, et al. by Official Record 311 page 1121, said spike is 1.5 miles west of the intersection of said Junk Road with State Route 56 also from said spike Madison County Survey Monument #02-021 bears South 85° 53 min. 14 seconds East a distance of 318.05 feet;

Thence, with the east line of said 0.065 acre tract, North 01° 14 ' 56 seconds East, passing a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 28.93 feet, a total distance of 289.78 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, across said 3.591 acre tract the following three new courses:

- 1) **North 88° 24 min. 13 seconds West**, passing the west line of said 0.065 acre tract at 6.00 feet, a total distance of **112.74 feet** to an iron pin and cap set
- 2) **North 01° 37 min. 06 seconds East** a distance of **27.53 feet** to an iron pin and cap set
- 3) **North 88° 21 min. 43 seconds West** a distance of **204.26 feet** to an iron pin and cap set in east line of a 13.5834 acre tract conveyed to Raj V and Panna R Patel by Official Record 312 page 1878;

Thence, with the east line of said 13.5834 acre tract, **North 15° 35 min. 10 seconds East** a distance of **156.35 feet** to an iron pin and previously set corner to said 192.0477 acre tract;

Thence, with said 192.0477 acre tract, the following two courses:

- 1) **South 88° 45 min. 11 seconds East**, passing the northwest corner of said 0.065 acre tract at 272.10 feet, a total distance of **278.10 feet** to a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found
- 2) **South 01° 14 ' 56 seconds West** a distance of **181.10 feet** returning to **The True Point of Beginning** containing **1.1134 Acres** more or less, of which 1.0885 acres more or less is part of said 3.591 acre tract and 0.0249 acres more or less is part of said 0.065 acre tract.

With the benefit of a 30 feet Ingress/Egress Easement, said easement extends from the north right-of-way line of said Junk Road to the southline of the hereinabove described 1.1134 acre tract and is 15 feet left and right of the following describe centerline: beginning at a point in the north right-of-way line of said Junk Road said point bears North 01° 37 ' 06 seconds East a distance of 20.00 feet and North 88° 45 min. 13 seconds West a distance of 114.61 feet from a railroad spike found at the southeast corner of said 0.065 acre tract, thence North 01° 37 min. 0 seconds East a distance of 270.48 feet to an iron pin and cap set, said easement is more clearly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on August 29, 2015, WGS 1984 Geodetic North.

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 December 21, 2015 by James R. Cottrill registration #6858. (Job #S151205-1-1134AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

2.5433 Acre Tract Surveyed for Jeff Marshall

The following described 2.5433 acre tract is situated in the state of Ohio, Madison County, Range Township, VMS 6498, and being part of a 3.591 acre tract (21-00197.000) and part of a 0.065 acre tract (21-00197.000) both tracts conveyed to Marshall Farms Land, LLC by Official Record 312 page 2661, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Junk Road (County Road 21)(40 feet right-of-way) said spike is at the southeast corner of said 0.065 acre tract and corner to a 192.0477 acre tract conveyed to Gilbert F Davis, et al. by Official Record 311 page 1121, said spike is 1.5 miles west of the intersection of said Junk Road with State Route 56 also from said spike Madison County Survey Monument #02-021 bears South 85° 53 min. 14 seconds East a distance of 318.05 feet;

Thence, with the centerline of said Junk Rd., **North 88° 45 min. 13 seconds West**, passing a railroad spike found at the southeast corner of said 3.591 acre tract at 6.00 feet, a total distance of **398.45 feet** to a railroad spike found corner to a 13.5834 acre tract conveyed to Raj V and Panna R Patel by Official Record 312 page 1878;

Thence, with the east line of said 13.5834 acre tract, **North 15° 35 min. 10 seconds East**, passing an iron pin and cap previously set at 26.14 feet, a total distance of **329.67 feet** to an iron pin and cap set;

Thence, across said 3.591 acre tract the following three new courses:

- 1) **South 88° 21 min. 43 seconds East** a distance of **204.26 feet** to an iron pin and cap set
- 2) **South 01° 37 min. 06 seconds West** a distance of **27.53 feet** to an iron pin and cap set
- 3) **South 88° 24 min. 13 seconds East**, passing the west line of said 0.065 acre tract at 106.74 feet a total distance of **112.74 feet** to an iron pin and cap set in west line of said 192.0477 acre tract;

Thence, with the west line of said 192.0477 acre tract, **South 01° 14 ' 56 seconds West**, passing a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 260.85 feet, a total distance of **289.78 feet** returning to the point of beginning containing **2.5433 Acres** more or less, of which 2.5034 acres more or less is part of said 3.591 acre tract and 0.0399 acres more or less is part of said 0.065 acre tract.

Subject to a 30 feet Ingress/Egress Easement, said easement extends from the north right-of-way line of said Junk Road to the north line of the hereinabove described 2.5433 acre tract and is 15 feet left and right of the following describe centerline: beginning at a point in the north right-of-way line of said Junk Road said point bears North 01° 37 ' 06 seconds East a distance of 20.00 feet and North 88° 45 min. 13 seconds West a distance of 114.61 feet from a railroad spike found at the southeast corner of said 0.065 acre tract, thence North 01° 37 min. 0 seconds East a distance of 270.48 feet to an iron pin and cap set, said easement is more clearly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on August 29, 2015, WGS 1984 Geodetic North.

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 December 18, 2015 by James R. Cottrill registration #6858. (Job #S151205-2-5433AC)

James R. Cottrill, PS