

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

91.1848 Acre Tract *Surveyed for Kirk Miller*

The following described 91.1848 acre tract is situated in the State of Ohio, Madison County, Deer Creek and Jefferson Townships, VMS 5652, 9231 and 12128, being part of a 91.199 acre tract (Parcel 05-00258.003) and all of a 14.1368 acre tract (Parcel 05-00258.007, 13.6664 acres in Deer Creek Township and 0.4704 acres in Jefferson Township) both conveyed to Dry Soil, LLC by Official Record 296 page 10, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 142 (60 feet right-of-way) and Gregg Road (County Road 35, 50 feet right-of-way);

Thence, with the centerline of State Route 142, North 68° 59' 05" East a distance of 1,344.53 feet to the Southeast corner of a 10.43 acre tract conveyed to Raymond P Keeton III, Trustee of the Raymond P Keeton III Trust by Official Record 298 page 2027, the Southwest corner of said 91.199 acre tract and being the **True Point of Beginning**;

Thence, around said 10.43 acre tract with the following three courses:

- 1) **North 04° 59' 33" West**, passing a 5/8-inch rebar found at 31.21 feet, a total distance of **1,508.93 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found;
- 2) **North 64° 24' 29" West** a distance of **320.25 feet** to a 9 inch diameter wooden fence post found, from which a found 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" bears North 62° 00' 30" West a distance of 1.63 feet;
- 3) **South 04° 50' 49" East** a distance of **58.07 feet** to a point at a corner to a 247.8099 acre tract conveyed to Jacob Farm, LLC by Official Record 263 page 2536, also being a corner between VMS 5652 and 9231;

Thence, around said 247.8099 acre tract and with said VMS line with the following three courses:

- 1) **North 64° 48' 06" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Casey C Elliott PS 7759" found at 1.03 feet, a total distance of **206.99 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Casey C Elliott PS 7759" found;
- 2) leaving said VMS line, **South 84° 55' 53" West**, passing an iron pin and cap set at 743.15 feet, a total distance of **1,232.28 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found;
- 3) **North 04° 20' 27" West** a distance of **3,158.81 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found in the South line of a 71.12 acre tract conveyed to All Star Limited Partnership by Official Record 218 page 2389 and in the line between VMS 5652 and 12143;

Thence, around said 71.12 acre tract and with said VMS line with the following three courses:

- 1) **North 84° 50' 16" East** a distance of **373.51 feet** to a 5/8 inch diameter rebar found;
- 2) **South 04° 25' 41" East** a distance of **459.56 feet** to a recorded stone found at the corner to VMS 9231 and 12143, from which a found a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" bears North 68° 14' 56" West a distance of 0.38 feet;
- 3) With the line between VMS 9231 and 12143, **North 85° 03' 37" East**, passing the Southwest corner of a 59.0 acre tract All Star Limited Partnership by Official Record 218 page 2389 at 941.88 feet, a total distance of **954.51 feet** to a 10 inch diameter wooden fence post found at the Northwest corner of said 14.1368 acre tract, from which a found 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" bears South 04° 27' 57" East a distance of 1.00 feet;

Thence, with the South line of said 59.0 acre tract and with said VMS line, **North 85° 13' 17" East**, passing the Deer Creek/Jefferson Township line at 586.79 feet, a total distance of **745.16 feet** to an iron pin and cap previously set at the Northwest corner of a 20.6987 acre tract conveyed to Casey Michael Jr and Christina M Murphy, Joint Lives by Official Record 295 page 1519;

Thence, with said 20.6986 acre tract with the following three courses:

- 1) **South 20° 15' 31" West**, passing the Deer Creek/Jefferson Township line at 285.64 feet, a total distance of **902.88 feet** to an iron pin and cap previously set;
- 2) **South 17° 43' 23" West** a distance of **302.55 feet** to an iron pin and cap previously set;
- 3) **South 03° 38' 01" East** a distance of **86.48 feet** to an iron pin and cap previously set at the Northerly corner of a 50.9104 acre tract (part of an original 122.75 acre tract) conveyed to Kirk K Miller, Trustee, et al. by Official Record 279 page 1253;

Thence, with the Northwest line of said 50.9104 acre tract with the following two courses:

- 1) **South 00° 45' 41" West** a distance of **82.39 feet** to an iron pin and cap previously set;
- 2) **South 38° 40' 27" West** a distance of **357.55 feet** to an iron pin and cap previously set in the East line of said 91.199 acre tract;

Thence, with the line between said 50.9104 acre and 91.199 acre tracts, **South 04° 27' 57" East** a distance of **32.91 feet** to the center of Glade Run Lateral 5;

Thence, with the center of Glade Run Lateral 5, across said 91.199 acre tract with the following two new courses:

- 1) **South 39° 33' 33" West** a distance of **1050.76 feet** to a point;
- 2) **South 15° 10' 45" West** a distance of **353.05 feet** to a point;

Thence, across said 91.199 acre tract with the following three new courses:

- 1) **North 84° 55' 53" East**, passing an iron pin and cap set at 25.00 feet, a total distance of **863.44 feet** to an iron pin and cap set;
- 2) **South 64° 24' 29" East** a distance of **461.64 feet** to an iron pin and cap set;
- 3) **South 04° 59' 33" East**, passing an iron pin and cap set at 1413.56 feet, a total distance of **1525.93 feet** to the centerline of State Route 142;

Thence, with the centerline of State Route 142, **South 68° 59' 05" West** a distance of **62.43 feet** returning to the **True Point of Beginning**, containing **91.1848 Acres** more or less, of which 90.7144 acres more or less is in Deer Creek Township, 0.4704 acres more or less is in Jefferson Township, 77.0480 acres more or less is part of said 91.199 acre tract and 14.1368 acres more or less is all of said 14.1368 acre tract.

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

With the benefit of an Ingress/Egress Easement described separately and shown more particularly on accompanying plat.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed November of 2017 by James R. Cottrill, PS registration #6858. (Job #S171016-51-1848AC)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

97.4983 Acre Tract Surveyed for Kirk Miller

The following described 97.4983 acre tract is situated in the State of Ohio, Madison County, Deer Creek and Jefferson Townships, VMS 5652, 9231 and 12128, being part of a 91.199 acre tract (Parcel 05-00258.003) conveyed to Dry Soil, LLC by Official Record 296 page 10, and all of a 83.1635 acre tract (Parcel 08-00627.000, 32.2531 acre tract in Jefferson Township and Parcel 05-00258.001, 50.9104 acre tract in Deer Creek Township, and being all that remains of an original 122.75 acre tract) conveyed to Kirk K Miller, Trustee or Successor Trustees of the Kirk K Miller Trust Dated 8/16/2017 and Susan M Miller, Trustee or Successor Trustees of the Susan M Miller Trust Dated 8/16/2017 by Official Record 279 page 1253, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 142 (60 feet right-of-way) and Gregg Road (County Road 35, 50 feet right-of-way);

Thence, with the centerline of State Route 142, North 68° 59' 05" East a distance of 1,344.53 feet to the Southwest corner of said 91.199 acre tract

Thence, continuing with the centerline of State Route 142, North 68° 59' 05" East a distance of 1281.37 feet to the Southwest corner of a 22.1157 acre tract conveyed to Kirk K Miller, Trustee, et al. by Official Record 279 page 1253, the Southeast corner to said 83.1635 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of State Route 142, **South 68° 59' 05" West**, passing the Deer Creek/Jefferson Township line at 399.92 feet, passing the South corner common to said 83.1635 acre and 91.199 acre tracts at 1,177.32 feet, a total distance of **1,218.94 feet** to a point in said centerline;

Thence, across said 91.199 acre tract with the following three new courses:

- 1) **North 04° 59' 33" West**, passing an iron pin and cap set at 112.38 feet, a total distance of **1525.93 feet** to an iron pin and cap set;
- 2) **North 64° 24' 29" West** a distance of **461.64 feet** to an iron pin and cap set;
- 3) **South 84° 55' 53" West**, passing an iron pin and cap set at 838.44 feet, a total distance of **863.44 feet** to the center of Glade Run Lateral 5;

Thence, with the center of Glade Run Lateral 5, across said 91.199 acre tract with the following two new courses:

- 1) **North 15° 10' 45" East** a distance of **353.05 feet** to a point;
- 2) **North 39° 33' 33" East** a distance of **1050.76 feet** to the line between said 83.1635 acre and 91.199 acre tracts;

Thence, with the line between said 83.1635 acre and 91.199 acre tracts, **North 04° 27' 57" West** a distance of **32.91 feet** to an iron pin and cap previously set at the southernmost corner of a 14.1368 acre tract conveyed to Dry Soil, LLC by Official Record 296 page 10;

Thence, with the Southeast line of said 14.1368 acre tract with the following two courses:

- 1) **North 38° 40' 27" East** a distance of **357.55 feet** to an iron pin and cap previously set;
- 2) **North 00° 45' 41" East** a distance of **82.39 feet** to an iron pin and cap previously set at the Southwest corner of a 20.6987 acre tract conveyed to Casey Michael Jr and Christina M Murphy, Joint Lives by Official Record 295 page 1519;

Thence, with the South line of said 20.6986 acre tract with the following three courses:

- 1) **South 89° 47' 34" East** a distance of **211.64 feet** to an iron pin and cap previously set;
- 2) **South 77° 16' 15" East**, passing the Deer Creek/Jefferson Township line at 334.64 feet, a total distance of **585.37 feet** to an iron pin and cap previously set;

- 3) **South 84° 52' 36" East** a distance of **147.46 feet** to an iron pin and cap previously set in the West line of a 20.0001 acre tract conveyed to Casey Michael Jr and Christina M Murphy, Joint Lives by Official Record 295 page 1519 and in the line between VMS 9231 and 12143;

Thence, around said 20.0001 acre tract and with said VMS line with the following two courses:

- 1) **South 04° 58' 07" East** a distance of **454.59 feet** to a recorded stone found buried 1/2 foot;
- 2) **North 84° 03' 39" East** a distance of **338.94 feet** to an iron pin and cap previously set at the Northwest corner of said Miller's 22.1157 acre tract;

Thence, with the West line of said 22.1157 acre tract, **South 06° 42' 15" East**, passing an iron pin and cap previously set at 2,164.67 feet, a total distance of **2,205.65 feet** returning to the True Point of Beginning, containing **97.4983 Acres** more or less, of which 30.7871 acres more or less is in Jefferson Township, 66.7112 acres more or less is in Deer Creek Township, 83.3421 acres more or less is all of said 83.1635 acre tract and 14.1562 acres more or less is part of said 91.199 acre tract.

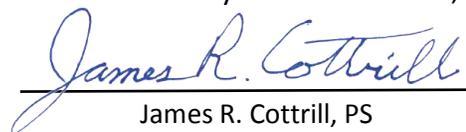
Bearings are based on the centerline of State Route 142 (North 69° 00' 00" East) as described in Official Record 104 page 808.

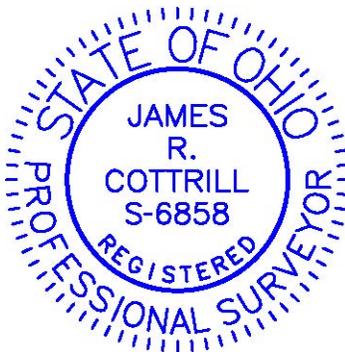
Subject to an Ingress/Egress Easement described separately and shown more particularly on accompanying plat.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed November of 2017 by James R. Cottrill, PS registration #6858. (Job #S171016-97-4983AC)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

Ingress/Egress Easement Surveyed for Kirk Miller

The following described Ingress/Egress Easement is situated in the State of Ohio, Madison County, Deer Creek and Jefferson Townships, VMS 5652, being part of a 97.4983 acre tract (Parcel 05-_____) conveyed to _____ by Official Record _____ page _____, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 142 (60 feet right-of-way) and Gregg Road (County Road 35, 50 feet right-of-way);

Thence, with the centerline of State Route 142, North 68° 59' 05" East a distance of 1,344.53 feet to the Southwest corner of a 91.1848 acre tract conveyed to _____ by Official Record _____ page _____;

Thence, continuing with the centerline of State Route 142, North 68° 59' 05" East a distance of 62.43 feet to the Southwest corner of said 97.4983 acre tract;

Thence, with the line between said 97.4983 and 91.1848 acre tracts with the following three courses:

- 1) North 04° 59' 33" West, passing an iron pin and cap set at 112.38 feet, a total distance of 1525.93 feet to an iron pin and cap set;
- 2) North 64° 24' 29" West a distance of 461.64 feet to an iron pin and cap set;
- 3) South 84° 55' 53" West a distance of 863.44 feet to an iron pin and cap set at the **True Point of Beginning of said Easement**;

Thence, continuing with the line between said 97.4983 and 91.1848 acre tracts, **North 15° 10' 45" East** a distance of **100.00 feet** to a point;

Thence, across said 97.4983 acre tract, **South 74° 49' 15" East** a distance of **271.09 feet** to the line between said 97.4983 and 91.1848 acre tracts;

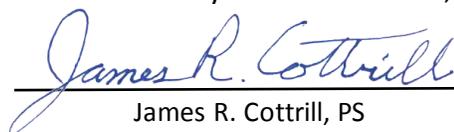
Thence, with the line between said 97.4983 and 91.1848 acre tracts, **South 84° 55' 53" West** a distance of **288.95 feet** returning to the **True Point of Beginning of said Easement**, containing **0.3112 Acres** more or less.

Bearings are based on the centerline of State Route 142 (North 69° 00' 00" 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 cap stamped "Cottrill 6858."

This description is based on a field survey performed November of 2017 by James R. Cottrill, PS registration #6858. (Job #S171016-EASE)


James R. Cottrill, PS

