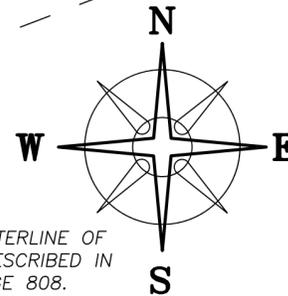


DEED REFERENCE
 KIRK K MILLER, TRUSTEE OR SUC TRUSTEES
 OF THE
 KIRK K MILLER TRUST DATED 8/16/2007
 AND
 SUSAN M MILLER, TRUSTEE OR SUC TRUSTEES
 OF THE
 SUSAN M MILLER TRUST DATED 8/16/2007
 OR 279 PG 1253
 TRACT 1
 14.336 ACRES
 PARCEL No. 08-00630.000



BEARINGS BASED ON THE CENTERLINE OF
 SR 142 (N 69°00'00" E) AS DESCRIBED IN
 OFFICIAL RECORD 104 PAGE 808.

POB
 N=702033.59'
 E=1735027.02'

VMS 12128
 VMS 9231

STATE ROUTE 142 (60' R/W)
 N 69°00'00" E 339.66'

S 51°11'45" E 63.23'
 @41.39'

S 16°30'38" E 290.25'

5.3378± ACRES
 5.0949± NET ACRES

VMS 12128
 N 05°01'25" W 597.10'
 VMS 9231

DONALD W & KRISTINA R
 MURPHY, JT LIVES
 OR 274 PG 257
 12.452 ACRES

PILE OF
 DEBRIS

PENNSYLVANIA LINES, LLC
 S 67°06'55" W 380.30'
 DB 237 PG 255 39.899 ACRES

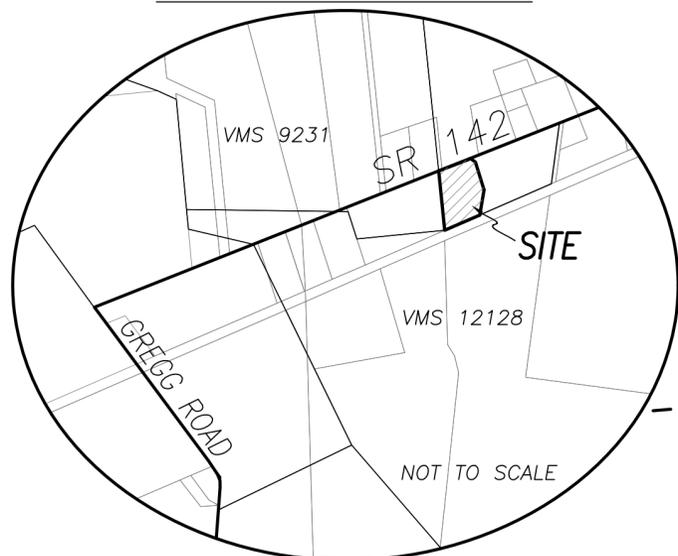
VMS 9231
 VMS 12128

100.00'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- △ DEFLECTION POINT
- RAIL ROAD SPIKE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

LOCATION MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
 James R. Cottrill DATE: 09/06/2017

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

5.3378± ACRES,
VMS 12128, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KIRK MILLER

SCALE : 1" = 60'	DATES	JOB No. S170810
60' 30' 0 60'	SURVEYED 09/2017	CREW: MW
	DRAWN 09/2017	DWN BY: NC

COTTRILL SURVEYING, INC

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

5.3378 Acre Tract Surveyed for Kirk Miller

The following described 5.3378 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12128, and being part of a 14.336 acre tract (Parcel 08-00630.000, Tract 1) conveyed to Kirk K Miller, Trustee or Successor Trustees of the Kirk K Miller Trust dated 8/16/2007 and Susan M Miller, Trustee or Successor Trustees of the Susan M Miller Trust dated 8/16/2007 by Official Record 279 page 1253, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 142 (60 feet right-of-way) at the Northeast corner of a 12.452 acre tract conveyed to Donald W and Kristina R Murphy, Joint Lives by Official Record 274 page 257, the Northwest corner of said 14.336 acre tract and in the line between VMS 9231 and 12128, said railroad spike bears North 68° 59' 06" East a distance of 2,703.97 feet and North 69° 00' 00" East a distance of 984.17 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 35, 50 feet right-of-way);

Thence, with the centerline of State Route 142, **North 69° 00' 00" East** a distance of **339.66 feet** to a point in said centerline;

Thence, across said 14.336 acre tract with the following three new courses:

- 1) **South 51° 11' 45" East**, passing an iron pin and cap set at 41.39 feet, a total distance of **63.23 feet** to an iron pin and cap set;
- 2) **South 16° 30' 38" East** a distance of **290.25 feet** to an iron pin and cap set;
- 3) **South 10° 26' 28" West** a distance of **254.95 feet** to an iron pin and cap set in the North line of a 39.899 acre tract (railroad) conveyed to Pennsylvania Lines, LLC by Deed Book 237 page 255;

Thence, with the North line of said 39.899 acre tract (railroad), **South 67° 06' 55" West** a distance of **380.30 feet** to the Southeast corner of said Murphy's 12.452 acre tract and a corner to VMS 9231 and 12128;

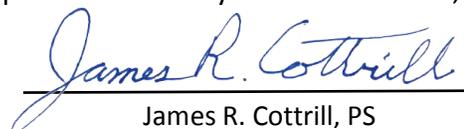
Thence, with the East line of said 12.452 acre tract and said VMS line, **North 05° 01' 25" West**, passing iron pin and caps set at 26.00 feet and 563.00 feet, a total distance of **597.10 feet** returning to the **Point of Beginning**, containing **5.3378 acres** more or less.

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 September 2017 by James R. Cottrill, PS registration #6858. (Job #S170810-5-3378AC)


James R. Cottrill, PS