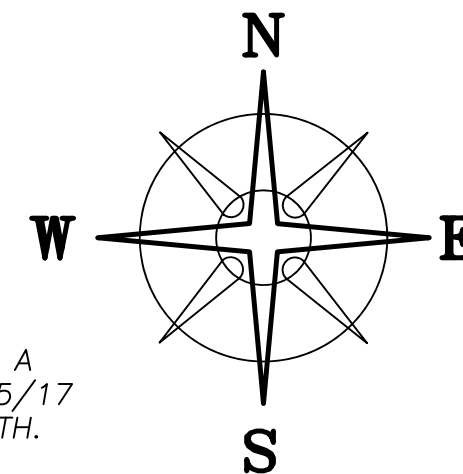


DEED REFERENCE

KIRK K MILLER, TRUSTEE &
 OF THE KIRK K MILLER TRUST DATED 8/16/2007 (1/2)
SUSAN M MILLER, TRUSTEE
 OF THE SUSAN M MILLER TRUST DATED 8/16/2007 (1/2)
OR 279 PG 1253
 PARCEL No. 08-00630.000
163.708 ACRES
 TRACT II, PLAT DE-2A

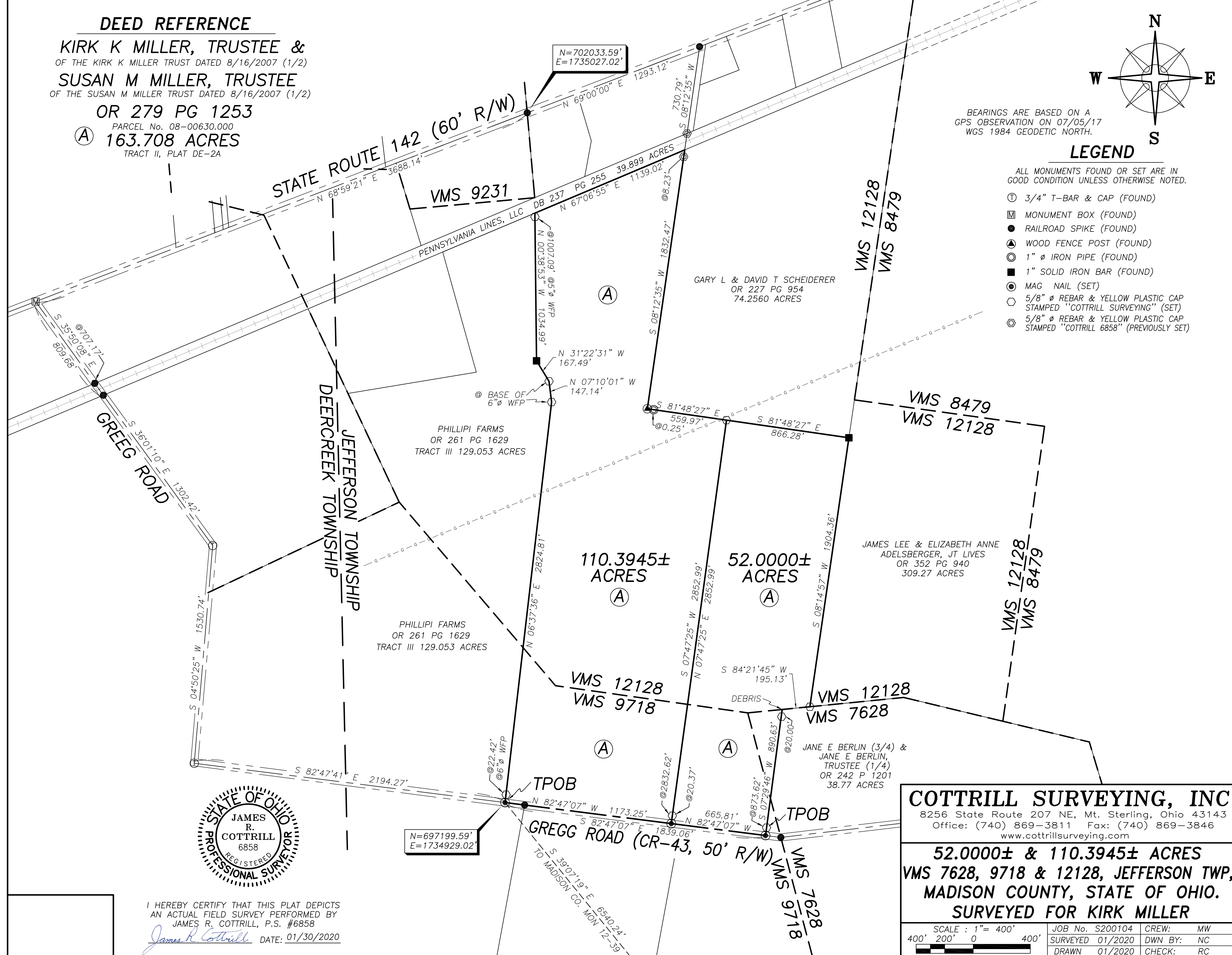


BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 07/05/17
 WGS 1984 GEODETIC NORTH.

LEGEND

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

- Ⓢ 3/4" T-BAR & CAP (FOUND)
- ▣ MONUMENT BOX (FOUND)
- RAILROAD SPIKE (FOUND)
- ▲ WOOD FENCE POST (FOUND)
- ⊙ 1" Ø IRON PIPE (FOUND)
- 1" SOLID IRON BAR (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 01/30/2020

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

52.0000± & 110.3945± ACRES
VMS 7628, 9718 & 12128, JEFFERSON TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KIRK MILLER

SCALE : 1" = 400'	JOB No. S200104	CREW: MW
400' 200' 0 400'	SURVEYED 01/2020	DWN BY: NC
	DRAWN 01/2020	CHECK: RC

COTTRILL SURVEYING, INC

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

52.0000 Acre Tract Surveyed for Kirk Miller

The following described 52.0000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 7628, 9718 and 12128, being part of a 163.708 acre tract (Parcel 08-00630.000, Tract II) conveyed to Kirk K Miller, Trustee of the Kirk K Miller Trust dated 8/16/2007 (1/2 interest) and Susan M Miller, Trustee of the Susan M Miller Trust dated 8/16/2007 (1/2 interest) by Official Record 279 page 1253, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Gregg Road (County Road 43, 50 feet right-of-way) and State Route 142 (60 feet right-of-way);

Thence, with the centerline of Gregg Road the following 5 courses:

- 1) South 35° 50' 08" East, passing a railroad spike found in the north line of a 39.899 acre tract (Railroad) conveyed Pennsylvania Lines, LLC by Deed Book 237 page 255 at 707.17 feet, a total distance of 809.68 feet to a railroad spike found in the south line of said railroad
- 2) South 36° 01' 10" East a distance of 1302.42 feet to a ¾" tee bar and cap found
- 3) South 04° 50' 25" West a distance of 1530.74 feet to a ¾" tee bar and cap found
- 4) South 82° 47' 41" East a distance of 2194.27 feet to a Mag nail set at the southeast corner of a 129.053 acre tract conveyed to Phillipi Farms by Official Record 261 page 1629 and the southwest corner of said 163.708 acre tract
- 5) South 82° 47' 07" East a distance of 1839.06 feet to a mag nail set at the southwest corner of a 38.77 acre tract conveyed to Jane E Berlin (3/4) and Jane E Berlin, Trustee (1/4) by Official Record 242 page 1201, the Southeast corner of said 163.708 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Gregg Road, **North 82° 47' 07" West** a distance of **665.81 feet** to a mag nail set;

Thence, with a new line across said 163.708 acre tract, **North 07° 47' 25" East**, passing an iron pin and cap set at 20.37 feet, a total distance of **2852.99 feet** to an iron pin and cap set in the South line of a 74.2560 acre tract conveyed to Gary L and David T Scheiderer by Official Record 227 page 954;

Thence, with the South line of said 74.2560 acre tract, **South 81° 48' 27" East** a distance of **866.28 feet** to a 1 inch solid iron bar found in the West line of a 309.27 acre tract conveyed to James Lee and Elizabeth Anne Adelsberger, Joint Lives by Official Record 352 page 940;

Thence, with the West line of said 309.27 acre tract, **South 08° 14' 57" West** a distance of **1904.36 feet** to an iron pin and cap set in the North line of said Berlin's 38.77 acre tract and in the line between VMS 7628 and 12128;

Thence, around said 38.77 acre tract and said VMS line with the following two courses:

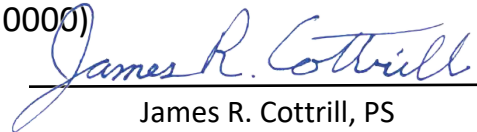
- 1) **South 84° 21' 45" West** a distance of **195.13 feet** to a point;
- 2) leaving said VMS line, **South 07° 29' 46" West**, passing iron pin and caps set at 20.00 feet and 873.62 feet, a total distance of **890.63 feet** returning to the **True Point of Beginning**, containing **52.0000 Acres** more or less.

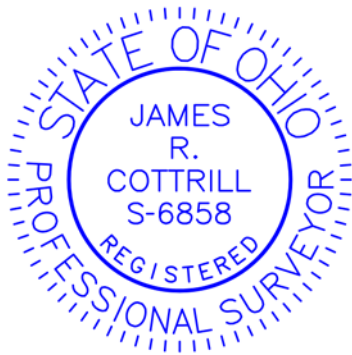
Bearings are based on a GPS observation on July 5, 2017, WGS 1984 Geodetic North.

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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed January of 2020 by James R. Cottrill, PS registration #6858. (Job #S200104-52.0000)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

110.3945 Acre Tract Surveyed for Kirk Miller

The following described 110.3945 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9718 and 12128, being part of a 163.708 acre tract (Parcel 08-00630.000, Tract II) conveyed to Kirk K Miller, Trustee of the Kirk K Miller Trust dated 8/16/2007 (1/2 interest) and Susan M Miller, Trustee of the Susan M Miller Trust dated 8/16/2007 (1/2 interest) by Official Record 279 page 1253, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Gregg Road (County Road 43, 50 feet right-of-way) and State Route 142 (60 feet right-of-way);

Thence, with the centerline of Gregg Road the following 4 courses:

- 1) South 35° 50' 08" East, passing a railroad spike found in the north line of a 39.899 acre tract (Railroad) conveyed Pennsylvania Lines, LLC by Deed Book 237 page 255 at 707.17 feet, a total distance of 809.68 feet to a railroad spike found in the south line of said railroad
- 2) South 36° 01' 10" East a distance of 1302.42 feet to a ¾" tee bar and cap found
- 3) South 04° 50' 25" West a distance of 1530.74 feet to a ¾" tee bar and cap found
- 4) South 82° 47' 41" East a distance of 2194.27 feet to a Mag nail set at the southeast corner of a 129.053 acre tract conveyed to Phillipi Farms by Official Record 261 page 1629 and the southwest corner of said 163.708 acre tract, said mag nail is also **The True Point of Beginning**;

Thence, with the east line of said 129.053 acre tract the following four courses:

- 1) **North 06° 37' 36" East**, passing an iron pin and cap set at 22.42 feet, a total distance of **2824.81 feet** to an iron pin and cap set at the base of a 6" wood fence post;
- 2) **North 07° 10' 01" West** a distance of **147.14 feet** to an iron pin and cap set at the base of a 6" wood fence post;
- 3) **North 31° 22' 31" West** a distance of **167.49 feet** to a 1 inch solid iron bar found;
- 4) **North 00° 38' 53" West**, passing an iron pin and cap set at 1007.09 feet, a total distance of **1034.99 feet** to the southeast line of said Railroad;

Thence, with the southeast line of said railroad, **North 67° 06' 55" East** a distance of **1139.02 feet** to the Northwest corner of a 74.2560 acre tract conveyed to Gary L and David T Scheiderer by Official Record 227 page 954;

Thence, around said 74.2560 acre tract with the following two courses:

- 1) **South 08° 12' 35" West**, passing an iron pin and cap previously set at 8.23 feet, a total distance of **1832.47 feet** to a wood fence post found;
- 2) **South 81° 48' 27" East**, passing a 1 inch diameter iron pipe found at 0.25 feet, a total distance of **559.97 feet** to an iron pin and cap set;

Thence, with a new line across said 163.708 acre tract, **South 07° 47' 25" West**, passing an iron pin and cap set at 2832.62 feet, a total distance of **2852.99 feet** to a mag nail set in the centerline of Gregg Road;

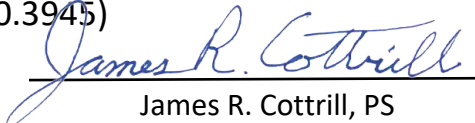
Thence, with the centerline of Gregg Road, **North 82° 47' 07" West** a distance of **1173.25 feet** returning to the **Point of Beginning**, containing **110.3945 Acres** more or less.

Bearings are based on a GPS observation on July 5, 2017, 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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed January of 2020 by James R. Cottrill, PS registration #6858. (Job #S200104-110.3945)


James R. Cottrill, PS

