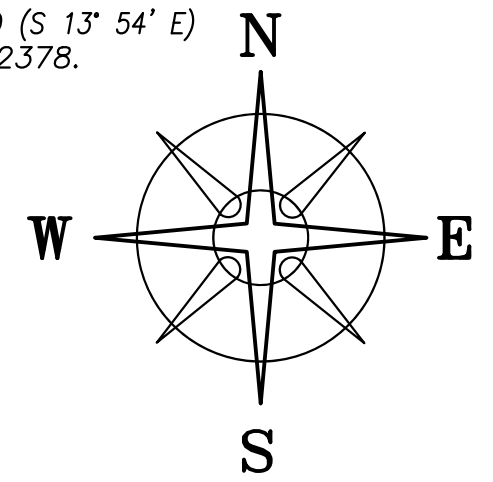
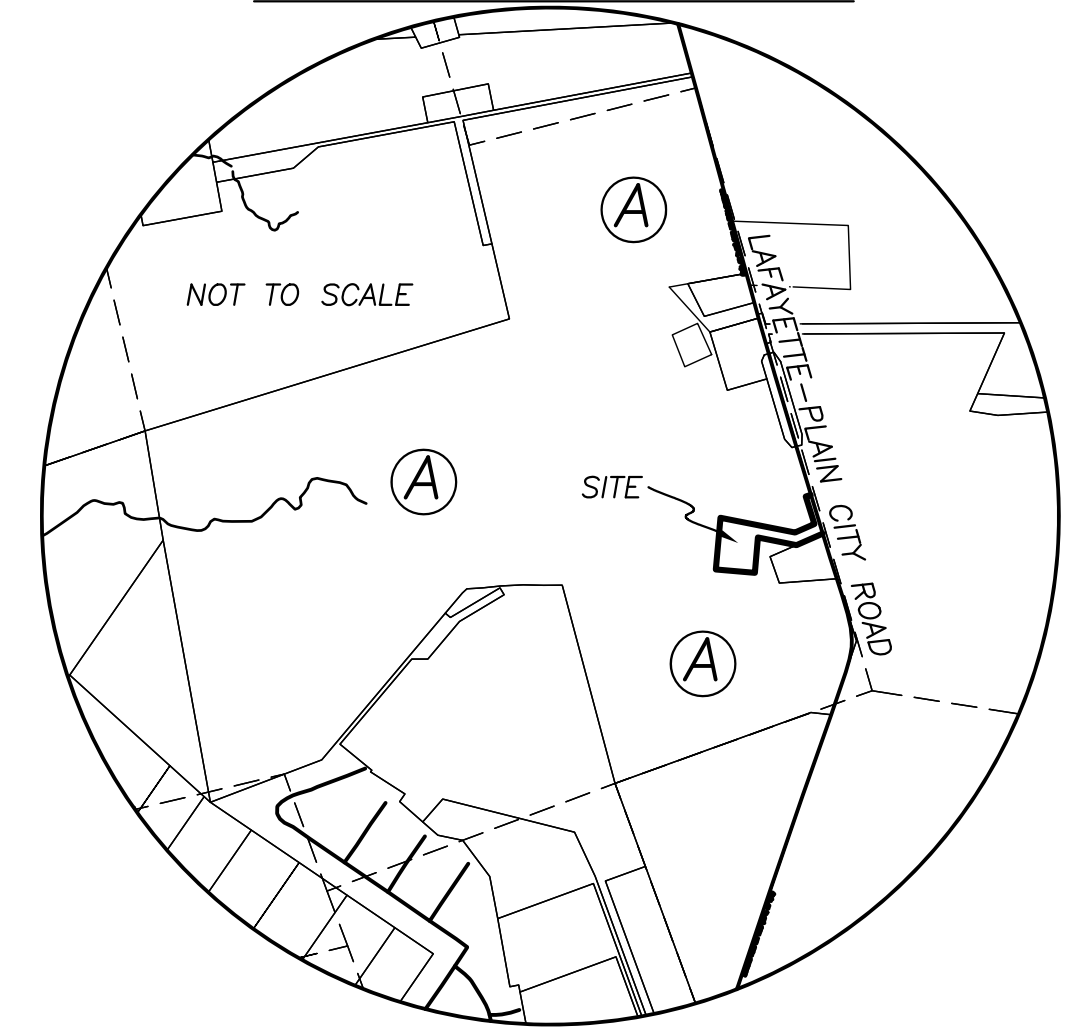


BEARINGS ARE BASED ON THE \odot OF LAFAYETTE-PLAINCITY ROAD (S 13° 54' E)
AS DESCRIBED IN OFFICIAL RECORD 178 PAGE 2378.



DEED REFERENCE
SCHIERING LLC
OR 252 PG 456
Ⓐ 152.6019 ACRES
PARCEL No. 11-00271.000

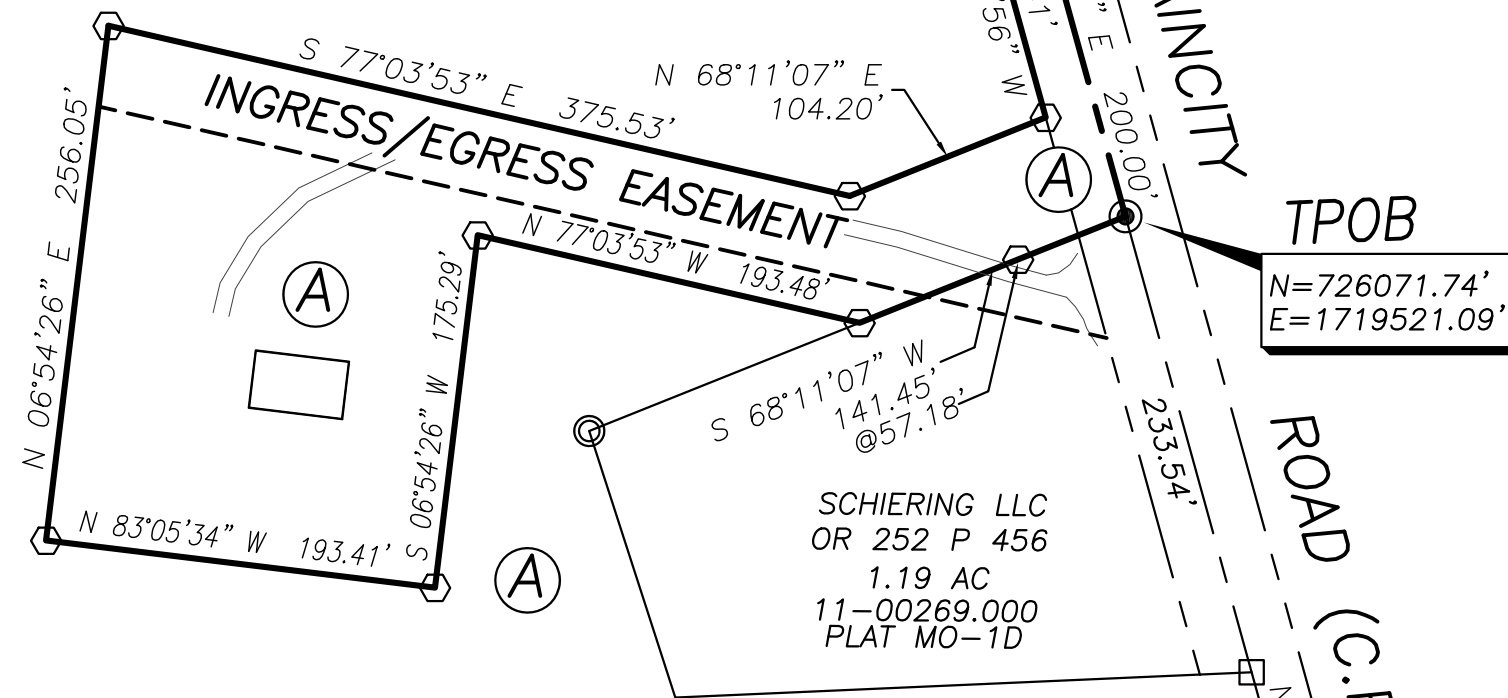
LOCATION MAP



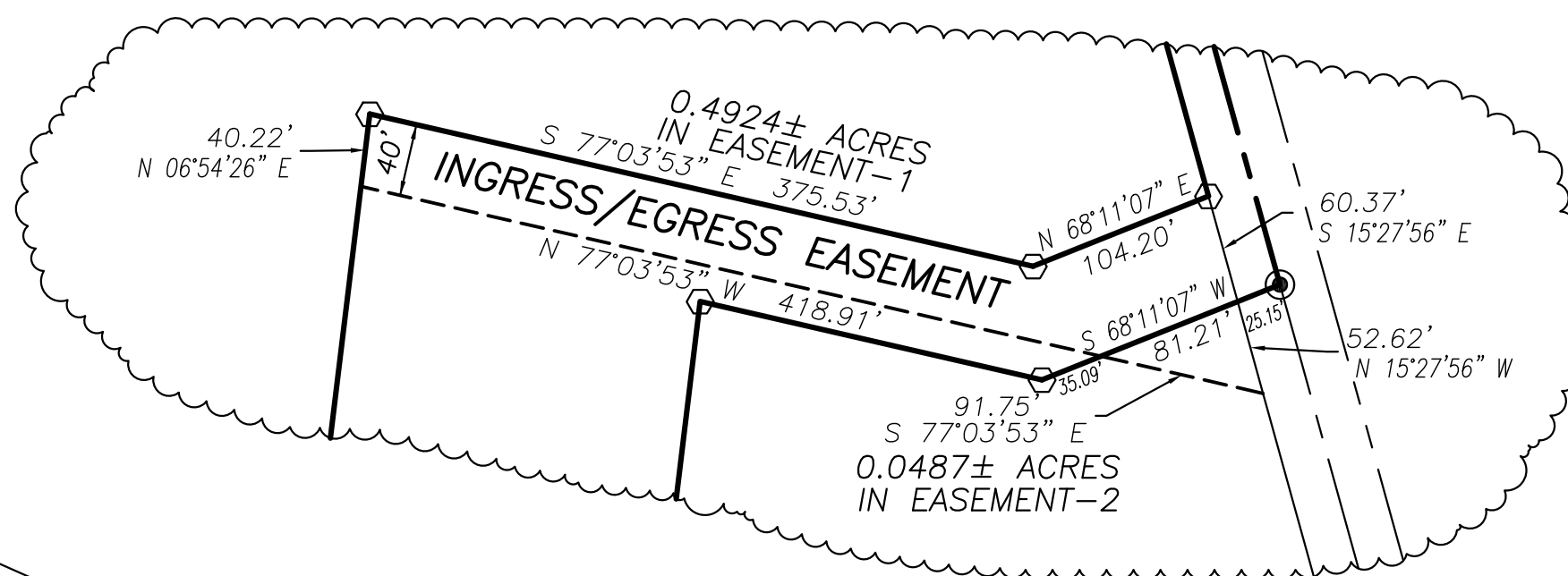
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" \varnothing IRON PIPE (FOUND)
 - ⊠ MONUMENT BOX (FOUND)
 - IRON PIN (FOUND)
 - MAG NAIL (SET)
 - △ MAG (SET) OVER IRON PIN (FOUND)
 - ⬡ 5/8" \varnothing REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" \varnothing REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

1.6169± ACRES
(TOTAL ACRES)
1.5014± ACRES (NET ACRES)

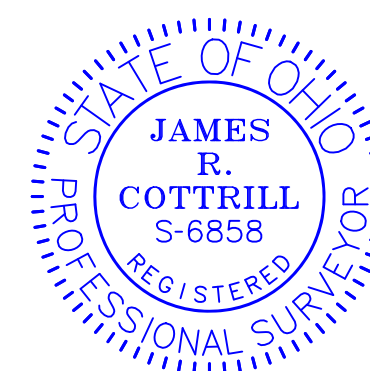


"EASEMENT DETAIL"



STATE ROUTE 29 (60' R/W)

POINT OF COMMENCEMENT



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

James R. Cottrill DATE: 07/19/21

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

1.6169± ACRES,
VMS 5747, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SCHIERING, LLC

SCALE : 1" = 100'
100' 50' 0 100'

JOB No. S210523A	CREW: MW
SURVEYED 07/2021	DWN BY: JRC
DRAWN 07/2021	CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.6169 Acre Tract Surveyed for Schiering

The following described 1.6169 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, being part of a 152.6019 acre tract (Parcel #11-00271.000) conveyed to Schiering, LLC by Official Record 252 page 456 and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 29 (60 feet right-of-way) with Lafayette-Plain City Road (County Road 5)(50 feet right-of-way);

Thence, with the centerline of said Lafayette-Plain City Road the following 3 courses:

- 1) North 23° 06' 26" East a distance of 1338.93 feet to an iron pin found
- 2) North 20° 14' 33" East a distance of 2154.10 feet
- 3) North 15° 27' 56" West a distance of 562.11 feet to a mag nail set at the Northeast corner of a 1.19 acre tract conveyed to Schiering, LLC by Official Record 252 page 456 and **The True Point of Beginning;**

Thence, with the North line of said 1.19 acre tract, **South 68° 11' 07" West**, passing an iron pin and cap set at 57.18 feet, a total distance of **141.45 feet** to an iron pin and cap set

Thence, across said 152.6019 acre tract the following eight new courses:

- 1) **North 77° 03' 53" West** a distance of **193.48 feet** to an iron pin and cap set
- 2) **South 06° 54' 26" West** a distance of **175.29 feet** to an iron pin and cap set
- 3) **North 83° 05' 34" West** a distance of **193.41 feet** to an iron pin and cap set
- 4) **North 06° 54' 26" East** a distance of **256.05 feet** to an iron pin and cap set
- 5) **South 77° 03' 53" East** a distance of **375.53 feet** to an iron pin and cap set
- 6) **North 68° 11' 07" East** a distance of **104.20 feet** to an iron pin and cap set in the West right-of-way line of said Lafayette-Plain City Road
- 7) with said right-of-way line **North 15° 27' 56" West** a distance of **142.41 feet** to an iron pin and cap set
- 8) **North 74° 32' 04" East** a distance of **25.00 feet** to a mag nail set in the centerline of said Lafayette-Plain City Road;

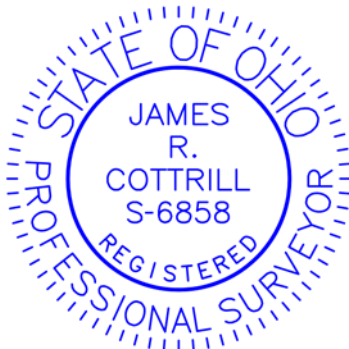
Thence, with the centerline of said Lafayette-Plain City Road, **South 15° 27' 56" East** a distance of **200.00 feet** returning to **The True Point of Beginning** containing **1.6169** more or less

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 July 2021 by James R. Cottrill, PS registration #6858. (Job #S210523-1-6169)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

Ingress/Egress Easement-1 Surveyed for Schiering

The following described Ingress/Egress Easement is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, across of a 152.6019 acre tract (Parcel #11-00271.000) conveyed to Schiering, LLC by Official Record 252 page 456 and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 29 (60 feet right-of-way) with Lafayette-Plain City Road (County Road 5)(50 feet right-of-way);

Thence, with the centerline of said Lafayette-Plain City Road the following 3 courses:

- 1) North 23° 06' 26" East a distance of 1338.93 feet to an iron pin found
- 2) North 20° 14' 33" East a distance of 2154.10 feet
- 3) North 15° 27' 56" West a distance of 562.11 feet to a mag nail set at the Northeast corner of a 1.19 acre tract conveyed to Schiering, LLC by Official Record 252 page 456;

Thence, with the North line of said 1.19 acre tract, South 68° 11' 07" West a distance of 25.15 feet to the intersection of said North line with the West right-of-way line of Lafayette-Plain City Road and **The True Point of Beginning**;

Thence, continuing with the North line of said 1.19 acre tract, **South 68° 11' 07" West** a distance of **81.21 feet** to a point;

Thence, across said 152.6019 acre tract the following eight new courses:

- 1) **North 77° 03' 53" West** a distance of **418.91 feet** to a point
- 2) **North 06° 54' 26" East** a distance of **40.22 feet** to an iron pin and cap set
- 3) **South 77° 03' 53" East** a distance of **375.53 feet** to an iron pin and cap set
- 4) **North 68° 11' 07" East** a distance of **104.20 feet** to an iron pin and cap set in the West right-of-way line of said Lafayette-Plain City Road
- 5) with said right-of-way line **South 15° 27' 56" East** a distance of **60.37 feet** returning to **The True Point of Beginning** containing **0.4924 Acres** more or less in said easement.

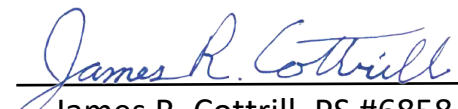
Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 July 2021 by James R. Cottrill, PS registration #6858. (Job #S210523-easement-1)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

Ingress/Egress Easement-2 Surveyed for Schiering

The following described Ingress/Egress Easement is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, crossing a 1.19 acre tract (Parcel #11-00269.000) conveyed to Schiering, LLC by Official Record 252 page 456 and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 29 (60 feet right-of-way) with Lafayette-Plain City Road (County Road 5)(50 feet right-of-way);

Thence, with the centerline of said Lafayette-Plain City Road the following 3 courses:

- 1) North 23° 06' 26" East a distance of 1338.93 feet to an iron pin found
- 2) North 20° 14' 33" East a distance of 2154.10 feet
- 3) North 15° 27' 56" West a distance of 562.11 feet to a mag nail set at the Northeast corner of a 1.19 acre tract conveyed to Schiering, LLC by Official Record 252 page 456;

Thence, with the North line of said 1.19 acre tract, South 68° 11' 07" West a distance of 25.15 feet to the intersection of said North line with the West right-of-way line of Lafayette-Plain City Road and **The True Point of Beginning;**

Thence, continuing with the North line of said 1.19 acre tract, **South 68° 11' 07" West** a distance of **81.21 feet** to a point;

Thence, across said 1.19 acre tract **South 77° 03' 53" East** a distance of **91.75 feet** to a point in the West right-of-way line of Lafayette-Plain City Road;

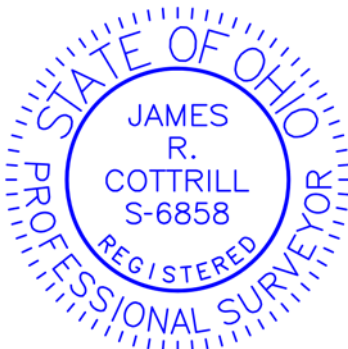
Thence, with said right-of-way line **North 15° 27' 56" West** a distance of **52.62 feet** returning to **The True Point of Beginning** containing **0.0487 Acres** more or less in said easement.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

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 July 2021 by James R. Cottrill, PS registration #6858. (Job #S210523-easement-2)




James R. Cottrill, PS #6858