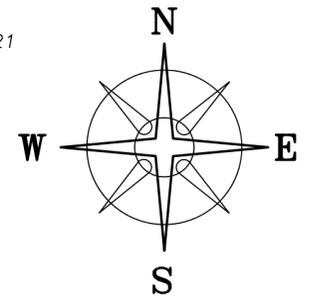


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 01/28/21  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
STEVEN D & JILL W  
ADELSBERGER  
OR 309 PG 1428  
PARCEL No. 05-00093.001  
Ⓐ 53.326 ACRES

JACOB FARM LLC  
OR 263 PG 2536  
247.8099 ACRES  
291.70 ORG ACRES

JACOB FARM LLC  
OR 263 PG 2536  
247.8099 ACRES  
291.70 ORG ACRES

**45.3313± ACRES**  
Ⓐ

JERALD R JR & ERIN L  
CREMEENS, JT LIVES  
OR 319 PG 1102  
9.284 ACRES

Ⓐ  
8.0000± ACRES  
SURVEYED BY THIS  
SURVEYOR 1/28/21

Ⓐ  
12.8380± ACRES  
SURVEYED BY THIS  
SURVEYOR 1/28/21

MICHAEL L & BRENDA L  
MUNDEN  
DB 255 PG 179  
6.122 ACRES

N=699512.016'  
E=1729445.217'

N=700670.633'  
E=1731600.169'

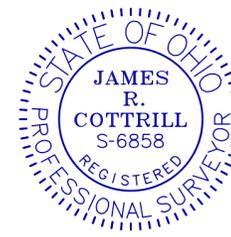
STATE ROUTE 142  
S 67°46'04" W 1334.48'

GREGG ROAD  
(CR-43, 50' R/W)

CONRAIL RAILROAD

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓜ MONUMENT BOX (FOUND)
  - IRON PIN (FOUND)
  - ⊙ 3/4" ⌀ IRON PIPE (FOUND)
  - 3/4" ⌀ REBAR (FOUND)
  - ⊠ MAG NAIL (FOUND)
  - ⊕ 5/8" ⌀ REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC" (FOUND)
  - ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574" (FOUND)
  - ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊕ 5/8" ⌀ 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: 07/12/2021

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

**45.3313± ACRES,**  
**VMS 5195, DEERCREEK TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR DOUG ADELSBERGER.**

SCALE : 1" = 200'  
200' 100' 0 200'

JOB No. S210611	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](http://www.cottrillsurveying.com)

## **45.3313 Acre Tract** *Surveyed for Adelsberger*

The following described 45.3313 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 5195, being part of a 53.326 acre tract (Parcel 05-00093.001) conveyed to Steven D and Jill W Adelsberger by Official Record 309 page 1428, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of State Route 142 (right-of-way width varies) and in the line between VMS 5195 and 5652, at the South corner of a 247.8099 acre tract conveyed to Jacob Farm LLC by Official Record 263 page 2536 and the East corner of said 53.326 acre tract, said mag nail bears South 67° 46' 04" West a distance of 4.66 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 43, 50 feet right-of-way)

Thence, with the centerline of State Route 142 with the following two courses:

- 1) **South 67° 46' 04" West** a distance of **1334.48 feet** to a 3/4 inch diameter rebar found'
- 2) **South 53° 22' 20" West** a distance of **1126.99 feet** to a 3/4 inch diameter rebar found at a corner to a 6.122 acre tract conveyed to Michael L and Brenda L Munden by Deed Book 255 page 179;

Thence, around said 6.122 acre tract with the following two courses:

- 1) with the old centerline of State Route 142, **North 44° 13' 08" East** a distance of **520.57 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Edwards PS 7574" found;
- 2) leaving said old centerline, **North 44° 18' 27" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Edwards PS 7574" found at 29.82 feet, a total distance of **357.04 feet** to a 3/4 inch diameter iron pipe found at the North corner of said 6.122 acre tract;

Thence, across said 53.326 acre tract with the following two new courses:

- 1) **North 54° 32' 17" East** a distance of **15.97 feet** to a point in the centerline of Glade Run;
- 2) with the centerline of Glade Run, **North 43° 39' 23" West** a distance of **684.04 feet** to the Southeast line of said Jacob Farm's 247.8099 acre tract and in the line between VMS 5195 and 5652;

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

- 1) **North 65° 37' 00" East**, passing an iron pin and cap set at 59.02 feet, a total distance of **2065.21 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc." found;
- 2) **South 36° 47' 16" East**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc." found at 942.31 feet, a total distance of **1009.01 feet** returning to the **Point of Beginning**, containing **45.3313 Acres** more or less.

Bearings are based on a GPS observation on January 28, 2021, 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 July 9, 2021 by James R. Cottrill, PS registration #6858. (Job #S210611-45.3313)



*James R. Cottrill*  
\_\_\_\_\_  
James R. Cottrill, PS #6858