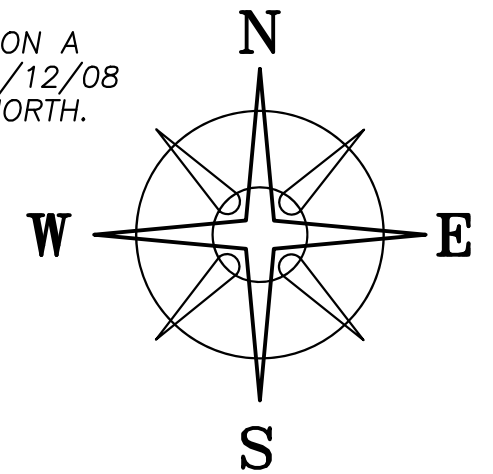


DEED REFERENCE

CHAD A MOORE
 MADISON COUNTY
 OR 365 PG 2422
 PICKAWAY COUNTY
 OR 772 PG 5539
 (A) 3.02 ACRES
 PARCEL No. 17-00262.000
 (B) 12.35 ACRES
 PARCEL No. 17-00262.000
 MADISON COUNTY 6.48 ACRES
 PICKAWAY COUNTY 5.87 ACRES

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 02°26'18" W | 38.15' |
| L2 | N 86°34'18" W | 67.76' |
| L3 | N 02°26'18" E | 38.15' |
| L4 | N 86°34'18" W | 118.84' |
| L5 | S 86°34'18" E | 118.84' |
| L6 | S 02°26'18" W | 38.15' |
| L7 | S 86°34'18" E | 67.76' |
| L8 | N 02°26'18" E | 38.24' |

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 05/12/08
 WGS 1984 GEODETIC NORTH.



WOODS-OPOSSUM RUN (CR 56, 40'R/W)

TPOB
 N=644094.70'
 E=1757677.20'

TPOB
 N=643691.41'
 E=1757697.72'

TPOB

LEGEND

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

- IRON PIN (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- RAILROAD SPIKE (FOUND)
- ◆ PK NAIL & SHINER (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⊙ MAG NAIL (SET)
- 5/8" Ø IRON PIN (FOUND)
- ⊖ 1/2" IRON PIPE (FOUND)

MATTHEW JEFFREY & JERSIE MCCOLLISTER, JT LIVES
 OR 388 PG 216
 2.3205 ACRES
 PARCEL No. 17-00049.000

DANIEL GALBRAITH & WILLIAM STANLEY, JT LIVES
 313.1329 ACRES
 MADISON COUNTY
 OR 325 PG 729
 157.3967 ACRES
 17-00027.000
 PICKAWAY COUNTY
 OR 733 PG 1976
 155.7362 ACRES
 B0600010008900

GREG MARTIN
 47.534 ACRES
 MADISON COUNTY
 OR 205 PG 1208
 0.40 ACRES
 17-00420.000
 PICKAWAY COUNTY
 OR 573 PG 1827
 47.134 ACRES
 B0600010009500

KIOUSVILLE-PALESTINE RD.
 (CR 54, 50'R/W)

POINT OF COMMENCEMENT



SURVEY PLAT AND LEGAL DESCRIPTION
 MATHEMATICALLY APPROVED
 PICKAWAY COUNTY ENGINEER
 BY: JAF DATE: 12/02/2022

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

DATE: 12/02/22

VMS 12255
 VMS 9207

PLEASANT TWP
 MADISON COUNTY
 PICKAWAY COUNTY
 DARBY TWP

10.5459± ACRES

2.1123± ACRES

2.7107± ACRES

1.6047± ACRES

1.1060± ACRES

4.3158± ACRES

6.2301± ACRES

PICKAWAY AUDITOR INFO

AUDITOR: 5.87 ACRES
 SURVEYED: 6.2301± ACRES
 DIFFERENCE: +0.3601± ACRES

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

VMS 9207 & 12255,
 PLEASANT TWP, MADISON CO &
 DARBY TWP, PICKAWAY CO, STATE OF OHIO.
 SURVEYED FOR MOORE

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

JOB No. S221011 CREW: MW
 SURVEYED 11/29/22 DWN BY: NC
 DRAWN 11/30/22 CHECK: RC

COTTRILL SURVEYING, INC

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

2.1123 Acre Tract Surveyed for Moore

The following described 2.1123 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 9207 and VMS 12255, being part of a 3.02 acre tract (Parcel 17-00262.000) and part of a 12.35 acre tract (Parcel 17-00262.000) both conveyed to Chad A Moore by Official Record 365 page 2422, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Kiousville-Palestine Road (County Road 54, 50 feet right-of-way) and Woods-Opossum Run (County Road 56, 40 feet right-of-way);

Thence, with the centerline of Woods-Opossum Run with the following three courses:

- 1) North 34° 00' 05" East a distance of 2075.82 feet to a 3/4 inch diameter iron pipe found;
- 2) North 02° 56' 44" East a distance of 506.67 feet to a PK nail and shiner found at the Southwest corner of said 3.02 acre tract;
- 3) North 02° 26' 18" East a distance of 403.88 feet to a railroad spike found at a corner to a 47.534 acre tract conveyed to Greg Martin by Official Record 205 page 1208 and the Northwest corner of said 3.02 acre tract and being the **True Point of Beginning**;

Thence, with the South line of said 47.534 acre tract, **South 86° 34' 18" East**, passing a 3/4 inch diameter iron pipe found at 23.43 feet, passing a 5/8 inch diameter iron pin found at 25.00 feet, passing the Northwest corner of said 12.35 acre tract at 292.00 feet, a total distance of **442.91 feet** to an iron pin and cap set;

Thence, across said 12.35 acre tract with the following two new courses:

- 1) **South 02° 26' 18" West** a distance of **201.94 feet** to an iron pin and cap set;
- 2) **North 86° 34' 18" West**, passing the East line of said 3.02 acre tract at 151.01 feet, continuing across said 3.02 acre tract, a total distance of **256.31 feet** to an iron pin and cap set;

Thence, across said 3.02 acre tract with the following four new courses:

- 1) **South 02° 26' 18" West** a distance of **38.15 feet** to an iron pin and cap set;
- 2) **North 86° 34' 18" West** a distance of **67.76 feet** to an iron pin and cap set;
- 3) **North 02° 26' 18" East** a distance of **38.15 feet** to an iron pin and cap set;
- 4) **North 86° 34' 18" West**, passing an iron pin and cap set at 94.91 feet, a total distance of **118.84 feet** to a mag nail set in the centerline of Woods-Opossum Run;

Thence, with the centerline of Woods-Opossum Run, **North 02° 26' 18" East** a distance of **201.94 feet** returning to the **True Point of Beginning**, containing **2.1123 Acres** more or less, of which 1.4126 acres more or less is part of said 3.02 acre tract and 0.6997 acres more or less is part of said 12.35 acre tract.


Bearings are based on a GPS observation on May 12, 2008, 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 November 29, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S221011-2.1123)

COTTRILL SURVEYING, INC

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

2.7107 Acre Tract Surveyed for Moore

The following described 2.7107 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 9207 and VMS 12255, being part of a 3.02 acre tract (Parcel 17-00262.000) and part of a 12.35 acre tract (Parcel 17-00262.000) both conveyed to Chad A Moore by Official Record 365 page 2422, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Kiousville-Palestine Road (County Road 54, 50 feet right-of-way) and Woods-Opossum Run (County Road 56, 40 feet right-of-way);

Thence, with the centerline of Woods-Opossum Run with the following two courses:

- 1) North 34° 00' 05" West a distance of 2075.82 feet to a 3/4 inch diameter iron pipe found;
- 2) North 02° 56' 44" East a distance of 506.67 feet to a PK nail and shiner found at the Northwest corner of a 2.3205 acre tract conveyed to Matthew Jeffrey and Jersie McCollister, Joint Lives by Official Record 388 page 216 and the Southwest corner of said 3.02 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Woods-Opossum Run, **North 02° 26' 18" East** a distance of **201.94 feet** to a mag nail set;

Thence, across said 3.02 acre tract with the following five new courses:

- 1) **South 86° 34' 18" East**, passing an iron pin and cap set at 23.93 feet, a total distance of **118.84 feet** to an iron pin and cap set;
- 2) **South 02° 26' 18" West** a distance of **38.15 feet** to an iron pin and cap set;
- 3) **South 86° 34' 18" East** a distance of **67.76 feet** to an iron pin and cap set;
- 4) **North 02° 26' 18" East** a distance of **38.24 feet** to an iron pin and cap set;
- 5) **South 86° 34' 18" East**, passing the West line of said 12.35 acre tract at 105.30 feet, continuing across said 12.35 acre tract, a total distance of **256.31 feet** to an iron pin and cap set;

Thence, with a new line across said 12.35 acre tract, **South 02° 26' 18" West** a distance of **343.00 feet** to an iron pin and cap set in the North line of a 313.1329 acre tract conveyed to Daniel Galbraith and William Stanley, Joint Lives by Official Record 325 page 729;

Thence, with the North line of said 313.1329 acre tract, **North 68° 59' 57" West**, passing an iron pin and cap previously set at the Northeast corner of said 2.3205 acre tract at 45.22 feet, passing the Southeast corner of said 3.02 acre tract at 159.42 feet, passing an iron pin and cap set at 446.03 feet, a total distance of **467.15 feet** returning to the **True Point of Beginning**, containing **2.7107 Acres** more or less, of which 1.6047 acres more or less is part of said 3.02 acre tract and 1.1060 acres more or less is part of said 12.35 acre tract.

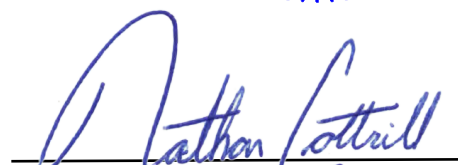
Bearings are based on a GPS observation on May 12, 2008, WGS 1984 Geodetic North.

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 November 29, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S221011-2.7107)

COTTRILL SURVEYING, INC

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

10.5459 Acre Tract Surveyed for Moore

The following described 10.5459 acre tract is situated in the State of Ohio, Madison County, Pleasant Township and Pickaway County, Darby Township, VMS 9207 and VMS 12255, being part of a 12.35 acre tract (Madison County Parcel 17-00262.000 and Pickaway County Parcel B0600010009501) conveyed to Chad A Moore by Official Record 365 page 2422 (Madison County Recorder) and Official Record 772 page 5539 (Pickaway County Recorder), and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Kiousville-Palestine Road (County Road 54, 50 feet right-of-way) and Woods-Opossum Run (County Road 56, 40 feet right-of-way);

Thence, with the centerline of Woods-Opossum Run with the following two courses:

- 1) North 34° 00' 05" West a distance of 2075.82 feet to a 3/4 inch diameter iron pipe found;
- 2) North 02° 56' 44" East a distance of 506.67 feet to a PK nail and shiner found at the Southwest corner of a 3.02 acre tract conveyed to Chad A Moore by Official Record 365 page 2422 (Madison County Recorder) and Official Record 772 page 5539 (Pickaway County Recorder);

Thence, with the South line of said 3.02 acre tract, South 68° 59' 57" West, passing the Southwest corner of said 12.35 acre tract at 307.73 feet, a total distance of 467.15 feet to an iron pin and cap set in the North line of a 313.1329 acre tract conveyed to Daniel Galbraith and William Stanley, Joint Lives by Official Record 325 page 729 (Madison County Recorder) and Official Record 733 page 1976 (Pickaway County Recorder) and being the **True Point of Beginning**;

Thence, with a new line across said 12.35 acre tract, **North 02° 26' 18" East**, passing an iron pin and cap set at 343.00 feet, a total distance of **544.94 feet** to an iron pin and cap set in the South line of a 47.534 acre tract conveyed to Greg Martin by Official Record 205 page 1208 (Madison County Recorder) and Official Record 573 page 1827 (Pickaway County Recorder);

Thence, with said 47.534 acre tract with the following two courses:

- 1) **South 86° 34' 18" East**, passing the Madison/Pickaway County line at 320.75 feet, a total distance of **737.69 feet** to a 3/4 inch diameter iron pipe found;
- 2) **South 08° 06' 16" West** a distance of **758.44 feet** to a 1/2 inch diameter iron pipe found in the North line of said 313.1329 acre tract;

Thence, with the North line of said 313.1329 acre tract, **North 68° 59' 57" West**, passing the Pickaway/Madison County line at 371.03 feet, a total distance of **699.07 feet** returning to the **True Point of Beginning**, containing **10.5459 Acres** more or less, of which 4.3158 acres more or less is in Madison County and 6.2301 acres more or less is in Pickaway County.

Bearings are based on a GPS observation on May 12, 2008, 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 November 29, 2022 by Nathan L. Cottrill, PS registration #8821.



SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 12/02/2022


Nathan L. Cottrill, PS #8821
(Job #S221011-10.5459)