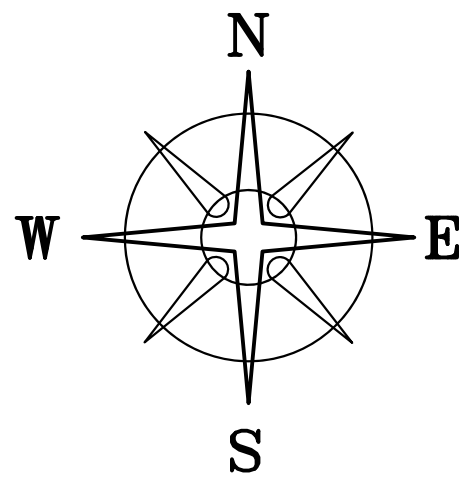


BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/12/16 WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
**MARJORIE THOMAS**  
**OR 296 PG 1496**  
**157.09 ACRES**  
 158.39 ORIG. ACRES  
 JEFFERSON TOWNSHIP  
 PARCEL No. 08-01011.000  
 123.34 ACRES  
 FAIRFIELD TOWNSHIP  
 PARCEL No. 07-00591.000  
 33.75 ACRES

WEST JEFFERSON-KIOUSVILLE ROAD

LAWRENCE BUTLER  
 OR 46 PG 315  
 1.300 ACRES  
 08-01011.001  
 PLAT 106-96

GARY SHIPLEY  
 OR 293 PG 1824  
 139.64 ACRES  
 08-01010.000

RALPH PARSONS FARM PARTNERSHIP  
 OR 297 PG 257  
 PARCEL 3: TRACT 1  
 EXACTLY 82 ACRES  
 08-00704.000

RALPH PARSONS FARM PARTNERSHIP  
 OR 297 PG 257  
 56.82 ACRES  
 08-01012.001

RALPH PARSONS FARM PARTNERSHIP  
 OR 297 PG 257  
 50 ACRES  
 08-01012.001

GANTZ FARMS, LLC  
 OR 288 PG 871  
 35.936 ACRES  
 08-00932.000  
 PLAT 25-06

DANIEL ISAACS  
 OR 214 PG 1638  
 12 ACRES  
 07-00560.000  
 PLAT 24-06

**POB**  
 N=692698.23'  
 E=1747784.59'

**150.6040± ACRES**

**4.5675± AC**  
 SEE DETAIL "A"

**4.5675± ACRES**

**2.0000± ACRES**

JEFFERSON TOWNSHIP  
 FAIRFIELD TOWNSHIP  
 112.3720± ACRES  
 38.2320± ACRES

**CENTERLINE OF EASEMENT**

LINE	BEARING	DISTANCE
L1	N 84°42'00" E	510.21'
L2	S 22°11'14" E	460.26'
L3	S 22°54'20" E	107.84'
L4	S 06°12'59" E	195.77'
L5	S 38°55'36" E	66.17'
L6	S 65°49'48" E	249.97'
L7	N 89°04'12" E	77.21'
L8	N 66°14'31" E	533.36'
L9	N 45°24'44" E	72.37'
L10	S 83°21'51" E	76.29'
L11	N 74°09'30" E	151.20'
L12	S 48°58'30" E	127.49'
L13	S 82°34'19" E	119.65'
L14	N 81°19'26" E	165.63'
L15	N 89°52'26" E	470.57'

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ WOOD FENCE POST (FOUND)
  - 3/4" Ø IRON PIPE (FOUND)
  - RAILROAD TIE FENCE POST (FOUND)
  - RAILROAD SPIKE (FOUND)
  - MAG NAIL (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)

REVISED 03/01/2023



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 03/01/2023

**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

**FARM SPLIT, VMS 6306, 7055 & 10698, JEFFERSON & FAIRFIELD TWP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR THOMAS.**

SCALE : 1" = 300'	JOB No. S221105	CREW: MW,AM
300' 150' 0 300'	SURVEYED 12/22	DWN BY: JRC
	DRAWN 12/22&2/23	CHECK: NC

# COTTRILL SURVEYING, INC

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

## 2.0000 Acre Tract Surveyed for Thomas

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 7055, being part of a 157.09 acre tract (Jefferson Township Parcel 08-01011.000, 123.34 acres and Fairfield Township Parcel 07-00591.000, 33.75 acres) conveyed to Marjorie Thomas by Official Record 296 page 1496, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of West Jefferson-Kiousville Road (County Road 22, 60 feet right-of-way) and in the line between VMS 7055 and VMS 10698, at the Northwest corner of a 12 acre tract conveyed to Daniel Isaacs by Official Record 214 page 1638 and the Southwest corner of said 157.09 acre tract, said mag nail bears North 19° 32' 42" West a distance of 3010.93 feet from the centerline intersection of West Jefferson-Kiousville Road with Gerich Lilly Road (County Road 52, 40 feet right-of-way);

Thence, with the centerline of West Jefferson-Kiousville Road and said VMS line with the following two courses:

- 1) North 37° 35' 46" West, passing the Fairfield/Jefferson Township line at 1336.16 feet, a total distance of 1412.70 feet to an iron pin and cap set;
- 2) leaving said VMS line, North 16° 10' 24" West a distance of 17.75 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of West Jefferson-Kiousville Road, **North 16° 10' 24" West** a distance of **263.04 feet** to a mag nail set;

Thence, across said 157.09 acre tract with the following four new courses:

- 1) **North 69° 08' 53" East**, passing an iron pin and cap set at 23.36 feet, a total distance of **147.44 feet** to an iron pin and cap set;
- 2) **South 85° 22' 32" East** a distance of **314.06 feet** to an iron pin and cap set;
- 3) **South 41° 21' 02" East** a distance of **82.11 feet** to an iron pin and cap set;
- 4) **South 63° 11' 44" West**, passing an iron pin and cap set at 445.67 feet, a total distance of **483.78 feet** returning to the **Point of Beginning**, containing **2.0000 Acres** more or less.

Bearings are based on a GPS observation on July 12, 2016, 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 December of 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821  
(Job #S221105-2.0000)

# COTTRILL SURVEYING, INC

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

## 4.5675 Acre Tract Surveyed for Thomas

The following described 4.5675 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 7055, being part of a 157.09 acre tract (Jefferson Township Parcel 08-01011.000, 123.34 acres and Fairfield Township Parcel 07-00591.000, 33.75 acres) conveyed to Marjorie Thomas by Official Record 296 page 1496, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of West Jefferson-Kiousville Road (County Road 22, 60 feet right-of-way) and in the line between VMS 7055 and VMS 10698, at the Northwest corner of a 12 acre tract conveyed to Daniel Isaacs by Official Record 214 page 1638 and the Southwest corner of said 157.09 acre tract, said mag nail bears North 19° 32' 42" West a distance of 3010.93 feet from the centerline intersection of West Jefferson-Kiousville Road with Gerich Lilly Road (County Road 52, 40 feet right-of-way);

Thence, with the centerline of West Jefferson-Kiousville Road and said VMS line with the following two courses:

- 1) North 37° 35' 46" West, passing the Fairfield/Jefferson Township line at 1336.16 feet, a total distance of 1412.70 feet to an iron pin and cap set;
- 2) leaving said VMS line, North 16° 10' 24" West a distance of 280.79 feet to a mag nail set at the **True Point of Beginning**;

Thence, with the centerline of West Jefferson-Kiousville Road with the following two courses:

- 1) **North 16° 10' 24" West** a distance of **141.54 feet** to a mag nail set in the line between VMS 7055 and VMS 10698;
- 2) with said VMS line, **North 00° 08' 49" West** a distance of **366.25 feet** to a mag nail set;

Thence, across said 157.09 acre tract with the following five new courses:

- 1) **North 89° 27' 28" East**, passing an iron pin and cap set at 27.48 feet, a total distance of **356.67 feet** to an iron pin and cap set;
- 2) **South 07° 17' 01" East** a distance of **209.46 feet** to an iron pin and cap set;
- 3) **South 89° 31' 17" East** a distance of **328.04 feet** to an iron pin and cap set;
- 4) **South 03° 35' 56" East** a distance of **38.66 feet** to an iron pin and cap set;
- 5) **South 69° 08' 53" West**, passing iron pin and caps set at 573.05 feet and 697.13 feet, a total distance of **720.49 feet** returning to the **True Point of Beginning**, containing **4.5675 Acres** more or less.

Bearings are based on a GPS observation on July 12, 2016, 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 December of 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS #8821  
(Job #S221105-4.5675)

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **150.6040 Acre Tract Surveyed for Thomas**

The following described 150.6040 acre tract is situated in the State of Ohio, Madison County, Fairfield Township and Jefferson Township, VMS 6306, VMS 7055 and VMS 10698, being part of a 157.09 acre tract (Jefferson Township Parcel 08-01011.000, 123.34 acres and Fairfield Township Parcel 07-00591.000, 33.75 acres) conveyed to Marjorie Thomas by Official Record 296 page 1496, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of West Jefferson-Kiousville Road (County Road 22, 60 feet right-of-way) and in the line between VMS 7055 and VMS 10698, at the Northwest corner of a 12 acre tract conveyed to Daniel Isaacs by Official Record 214 page 1638 and the Southwest corner of said 157.09 acre tract, said mag nail bears North 19° 32' 42" West a distance of 3010.93 feet from the centerline intersection of West Jefferson-Kiousville Road with Gerich Lilly Road (County Road 52, 40 feet right-of-way);

Thence, with the centerline of West Jefferson-Kiousville Road and said VMS line with the following two courses:

- 1) **North 37° 35' 46" West**, passing the Fairfield/Jefferson Township line at 1336.16 feet, a total distance of **1412.70 feet** to an iron pin and cap set;
- 2) leaving said VMS line, **North 16° 10' 24" West** a distance of **17.75 feet** to a mag nail set;

Thence, across said 157.09 acre tract with the following eight new courses:

- 1) **North 63° 11' 44" East**, passing iron pin and cap set at 38.10 feet, a total distance of **483.78 feet** to an iron pin and cap set;
- 2) **North 41° 21' 02" West** a distance of **82.10 feet** to an iron pin and cap set;
- 3) **North 85° 22' 32" West** a distance of **314.06 feet** to an iron pin and cap set;
- 4) **North 69° 08' 53" East** a distance of **573.05 feet** to an iron pin and cap set
- 5) **North 03° 35' 56" West** a distance of **38.66 feet** to an iron pin and cap set;
- 6) **North 89° 31' 17" West** a distance of **328.04 feet** to an iron pin and cap set;
- 7) **North 07° 17' 01" West** a distance of **209.46 feet** to an iron pin and cap set;
- 8) **South 89° 27' 28" West**, passing an iron pin and cap set at 329.19 feet, a total distance of **356.67 feet** to a mag nail set in the centerline of West Jefferson-Kiousville Road and in the line between VMS 7055 and VMS 10698;

Thence, with the centerline of West Jefferson-Kiousville Road and said VMS line, **North 00° 08' 49" West** a distance of **425.75 feet** to a mag nail set at the Southwest corner of a 1.300 acre tract conveyed to Lawrence Butler by Official Record 46 page 315;

Thence, with around said 1.300 acre tract with the following two courses:

- 1) **North 86° 36' 26" East**, passing an iron pin and cap previously set at 25.00 feet, a total distance of **283.50 feet** to an iron pin and cap previously set;
- 2) **North 00° 08' 49" West** a distance of **200.00 feet** to an iron pin and cap previously set in the South line of a 139.64 acre tract conveyed to Gary Shipley by Official Record 293 page 1824;

Thence, with the South line of said 139.64 acre tract with the following three courses:

- 1) **North 86° 36' 26" East** a distance of **1016.80 feet** to an iron pin and cap set and buried 1 foot deep;

- 2) **North 83° 24' 32" East** a distance of **819.88 feet** to an iron pin and cap set;
- 3) **North 82° 07' 53" East** a distance of **2071.00 feet** to an iron pin and cap set in the West line of an 82 acre tract conveyed to Ralph Parsons Farm Partnership by Official Record 297 page 257 and in the line between VMS 6306 and VMS 12022;

Thence, with the West line of said 82 acre tract and with said VMS line, **South 06° 40' 22" East**, passing the Northwest corner of a 56.82 acre tract conveyed to Ralph Parsons Farm Partnership by Official Record 297 page 257 at 156.80 feet, a total distance of **896.00 feet** to an iron pin and cap set at the West corner of a 50 acre tract conveyed to Ralph Parsons Farm Partnership by Official Record 297 page 257 and a corner of VMS 6306, VMS 7055 and VMS 12022;

Thence, with the line between VMS 6306 and VMS 7055, **South 82° 55' 05" West** a distance of **1803.85 feet** to a 10 inch diameter wood fence post found at a corner to a 35.936 acre tract conveyed to Gantz Farms, LLC by Official Record 288 page 871;

Thence, around said 35.936 acre tract with the following two courses:

- 1) **South 06° 59' 34" East**, passing the Jefferson/Fairfield Township line at 679.01 feet, a total distance of **1084.18 feet** to a railroad tie fence post found, from said railroad tie fence post a 3/4 inch diameter iron pipe found bears North 64° 18' 39" East a distance of 1.07 feet;
- 2) **South 64° 18' 39" West**, passing a 3/4 inch diameter iron pipe found at the Northeast corner of said Isaacs' 12 acre tract at 485.03 feet, passing iron pin and caps set at 1381.73 feet and 1761.50 feet, a total distance of **1806.50 feet** returning to the **Point of Beginning**, containing **150.6040 Acres** more or less, of which 38.2320 acres more or less is in Fairfield Township and 112.3720 acres more or less is in Jefferson Township.


Bearings are based on a GPS observation on July 12, 2016, 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 December of 2022 by Nathan L. Cottrill, PS registration #8821.



  
 \_\_\_\_\_  
 Nathan L. Cottrill, PS #8821  
 (Job #S221105-150.6040)

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **Easement for 2.0000 Acre Tract Surveyed for Thomas**

The following described 30 feet wide Drainage Easement is situated in the State of Ohio, Madison County, Jefferson Township and Fairfield Township, VMS 7055, being part of a 157.09 acre tract (Jefferson Township Parcel 08-01011.000, 123.34 acres and Fairfield Township Parcel 07-00591.000, 33.75 acres) conveyed to Marjorie Thomas by Official Record 296 page 1496, and being 15 feet on each side of the following described centerline:

Commencing at a mag nail set in the centerline of West Jefferson-Kiousville Road (County Road 22, 60 feet right-of-way) and in the line between VMS 7055 and VMS 10698, at the Northwest corner of a 12 acre tract conveyed to Daniel Isaacs by Official Record 214 page 1638 and the Southwest corner of said 157.09 acre tract, said mag nail bears North 19° 32' 42" West a distance of 3010.93 feet from the centerline intersection of West Jefferson-Kiousville Road with Gerich Lilly Road (County Road 52, 40 feet right-of-way);

Thence, with the centerline of West Jefferson-Kiousville Road and said VMS line with the following two courses:

- 1) North 37° 35' 46" West, passing the Fairfield/Jefferson Township line at 1336.16 feet, a total distance of 1412.70 feet to an iron pin and cap set;
- 2) leaving said VMS line, North 16° 10' 24" West a distance of 280.80 feet to a mag nail set;

Thence, across said 157.09 acre tract with the following two courses:

- 1) North 69° 08' 53" East, passing iron pin and cap set at 23.36 feet, a total distance of 147.44 feet to an iron pin and cap set at the **True Point of Beginning** of said centerline;

Thence, continuing across said 157.09 acre tract and near the centerline of an open ditch with the following fifteen courses:

- 1) **South 85° 22' 32" East** a distance of **314.06 feet** to an iron pin and cap set;
- 2) **South 41° 21' 02" East** a distance of **82.11 feet** to an iron pin and cap set;
- 3) **South 48° 58' 30" East** a distance of **127.49 feet**;
- 4) **South 82° 34' 19" East** a distance of **119.65 feet**;
- 5) **North 81° 19' 26" East** a distance of **165.63 feet**;
- 6) **North 89° 52' 26" East** a distance of **470.57 feet**;
- 7) **South 22° 54' 20" East** a distance of **107.84 feet**;
- 8) **South 06° 12' 59" East** a distance of **195.77 feet**;
- 9) **South 38° 55' 36" East** a distance of **66.17 feet**;
- 10) **South 65° 49' 48" East** a distance of **249.97 feet**;
- 11) **North 89° 04' 12" East** a distance of **77.21 feet**;
- 12) **North 66° 14' 31" East** a distance of **533.36 feet**;
- 13) **North 45° 24' 44" East** a distance of **72.37 feet**;
- 14) **South 83° 21' 51" East** a distance of **76.29 feet**;
- 15) **North 74° 09' 30" East** a distance of **151.20 feet** to the West line of a 35.9036 acre tract conveyed to Gantz Farms LLC by Official Record 288 page 871 and being the **Terminus** of said centerline.

Bearings are based on a GPS observation on July 12, 2016, 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 December of 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan Cottrill".

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Nathan L. Cottrill, PS #8821  
(Job #S221105-EASE2)

# **COTTRILL SURVEYING, INC**

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

## **Easement for 4.5675 Acre Tract Surveyed for Thomas**

The following described 30 feet wide Drainage Easement is situated in the State of Ohio, Madison County, Jefferson Township and Fairfield Township, VMS 7055, being part of a 157.09 acre tract (Jefferson Township Parcel 08-01011.000, 123.34 acres and Fairfield Township Parcel 07-00591.000, 33.75 acres) conveyed to Marjorie Thomas by Official Record 296 page 1496, and being 15 feet on each side of the following described centerline:

Commencing at a mag nail set in the centerline of West Jefferson-Kiousville Road (County Road 22, 60 feet right-of-way) and in the line between VMS 7055 and VMS 10698, at the Northwest corner of a 12 acre tract conveyed to Daniel Isaacs by Official Record 214 page 1638 and the Southwest corner of said 157.09 acre tract, said mag nail bears North 19° 32' 42" West a distance of 3010.93 feet from the centerline intersection of West Jefferson-Kiousville Road with Gerich Lilly Road (County Road 52, 40 feet right-of-way);

Thence, with the centerline of West Jefferson-Kiousville Road and said VMS line with the following two courses:

- 1) North 37° 35' 46" West, passing the Fairfield/Jefferson Township line at 1336.16 feet, a total distance of 1412.70 feet to an iron pin and cap set;
- 2) leaving said VMS line, North 16° 10' 24" West a distance of 280.80 feet to a mag nail set;

Thence, across said 157.09 acre tract with the following two courses:

- 1) North 69° 08' 53" East, passing iron pin and cap set at 23.36 feet, a total distance of 720.49 feet to an iron pin and cap set;
- 2) North 03 degrees 35' 56" West a distance of 15.01 feet to the **True Point of Beginning** of said centerline;

Thence, continuing across said 157.09 acre tract, **North 84° 42' 00" East** a distance of **510.21 feet** to the centerline of an open ditch;

Thence, continuing across said 157.09 acre tract and near the centerline of said open ditch with the following ten courses:

- 1) **South 22° 11' 14" East** a distance of **460.26 feet**;
- 2) **South 22° 54' 20" East** a distance of **107.84 feet**;
- 3) **South 06° 12' 59" East** a distance of **195.77 feet**;
- 4) **South 38° 55' 36" East** a distance of **66.17 feet**;
- 5) **South 65° 49' 48" East** a distance of **249.97 feet**;
- 6) **North 89° 04' 12" East** a distance of **77.21 feet**;
- 7) **North 66° 14' 31" East** a distance of **533.36 feet**;
- 8) **North 45° 24' 44" East** a distance of **72.37 feet**;
- 9) **South 83° 21' 51" East** a distance of **76.29 feet**;
- 10) **North 74° 09' 30" East** a distance of **151.20 feet** to the West line of a 35.9036 acre tract conveyed to Gantz Farms LLC by Official Record 288 page 871 and being the **Terminus** of said centerline.

Bearings are based on a GPS observation on July 12, 2016, 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 December of 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan Cottrill".

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Nathan L. Cottrill, PS #8821  
(Job #S221105-EASE)