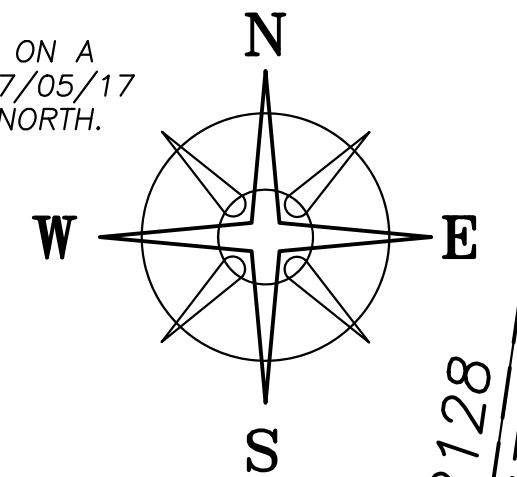


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/05/17
WGS 1984 GEODETIC NORTH.



STATE ROUTE 142 (60' R/W)

POINT OF COMMENCEMENT

PENNSYLVANIA LINES, LLC DB 237 PG 255 39.899 ACRES

GARY L & DAVID T SCHEIDERER
OR 227 PG 954
74.2560 ACRES

VMS 12128
VMS 8479

GREGG ROAD

VMS 5652
VMS 5195

JEFFERSON TOWNSHIP
DEERCREEK TOWNSHIP

DEED REFERENCE

KIRK K MILLER, TRUSTEE
OF THE KIRK K MILLER TRUST 1/2 &
SUSAN M MILLER, TRUSTEE
OF THE SUSAN M MILLER TRUST 1/2
OR 367 PG 2144
Ⓐ 110.3945 ACRES
PARCEL No. 08-00630.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - ▲ WOOD FENCE POST (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 1" ∅ IRON PIPE (FOUND)
 - 1" SOLID IRON BAR (FOUND)
 - RAILROAD SPIKE (FOUND)
 - ⊠ MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)
 - △ COUNTY MONUMENT 12-39 (FOUND)

29.1972± ACRES

KIRK K MILLER, TRUSTEE &
SUSAN M MILLER, TRUSTEE
OR 367 PG 2144
52.0000 ACRES



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

DATE: 01/19/23

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

**29.1972± ACRES,
VMS 9718 & 12128, JEFFERSON TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MILLER**

SCALE : 1" = 300'
300' 150' 0 300'

JOB No. S230107 CREW: MW
SURVEYED 01/2023 DWN BY: NC
DRAWN 01/2023 CHECK: RC

S 04°50'25" W 1530.74'

S 82°47'41" E 2194.27'

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

POB
N=697066.02'
E=1736094.65'

VMS 12128
VMS 9718

VMS 12128
VMS 7628

VMS 9718
VMS 7628

S 81°48'27" E 114.77'
S 81°48'27" E 445.21'
1" PIPE UNDER 8" WOODEN FENCE POST

S 81°48'27" E 866.28'

N 07°47'25" E 2860.59'

S 07°47'25" W 2852.99'

728.03'
S 82°47'07" E 1173.25'
N 82°47'07" W 445.22'

S 31°01'19" E 5748.85'

COTTRILL SURVEYING, INC

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

29.1972 Acre Tract *Surveyed for Miller*

The following described 29.1972 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9718 and 12128, being part of a 110.3945 acre tract (Parcel 08-00630.000) conveyed to Kirk K Miller, Trustee of the Kirk K Miller Trust (1/2 interest) and Susan M Miller, Trustee of the Susan M Miller Trust (1/2 interest) by Official Record 367 page 2144, 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 found at the southwest corner of said 110.3945 acre tract
- 5) South 82° 47' 07" East a distance of 1173.25 feet to a mag nail found at the southwest corner of a 52.0000 acre tract conveyed to Kirk K Miller, Trustee of the Kirk K Miller Trust (1/2 interest) and Susan M Miller, Trustee of the Susan M Miller Trust (1/2 interest) by Official Record 367 page 2144, the southeast corner of said 110.3945 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Gregg Road, **North 82° 47' 07" West** a distance of **445.22 feet** to a mag nail set;

Thence, with a new line across said 110.3945 acre tract, **North 07° 47' 25" East**, passing an iron pin and cap set at 28.88 feet, a total distance of **2860.59 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 **445.21 feet** to an iron pin and cap previously set at the Northwest corner of said 52.0000 acre tract;

Thence, with the West line of said 52.0000 acre tract, **South 07° 47' 25" West**, passing an iron pin and cap previously set at 2832.62 feet, a total distance of **2852.99 feet** returning to the **True Point of Beginning**, containing **29.1972 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 11, 2023 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S230107-29.1972)