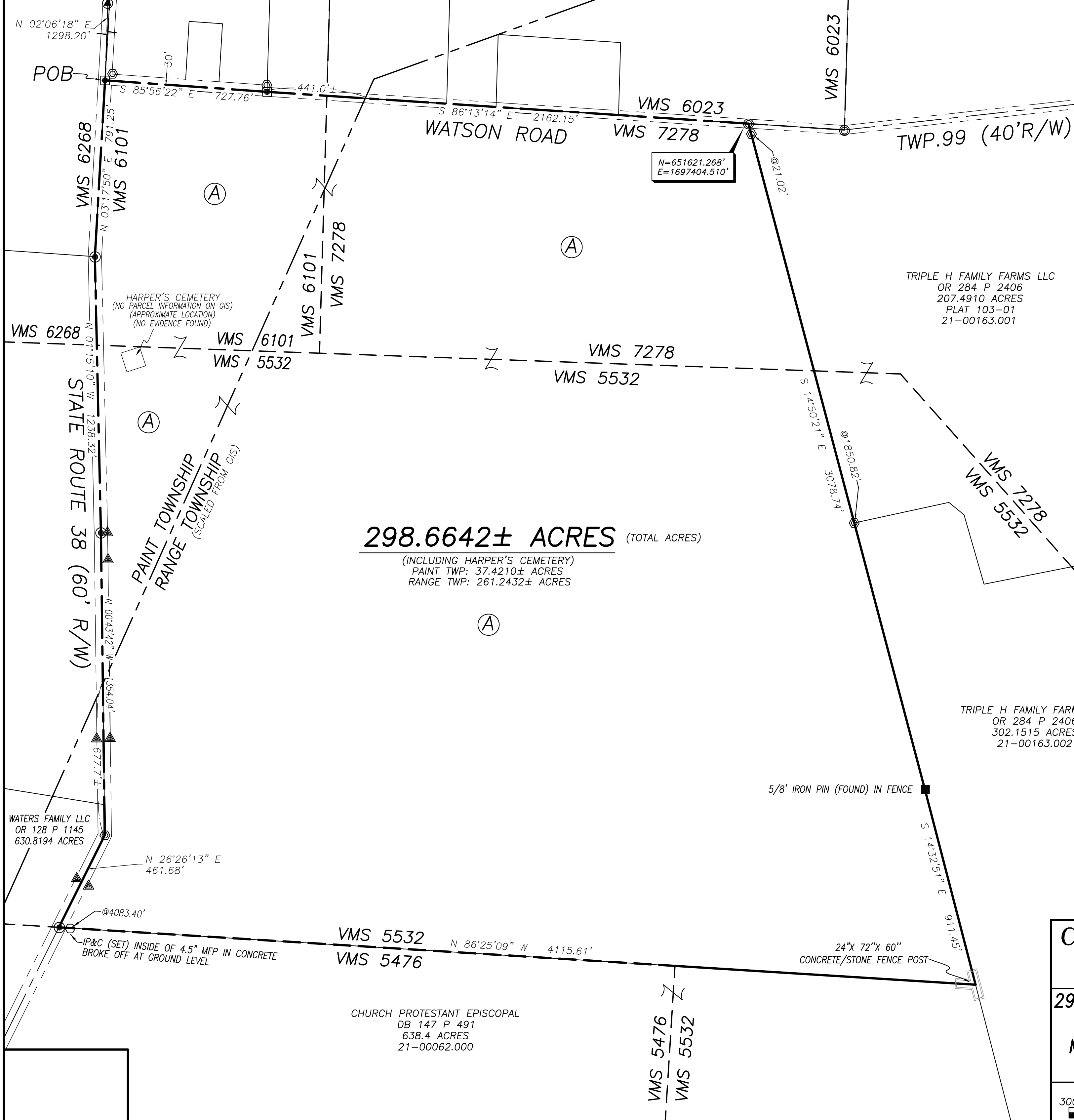
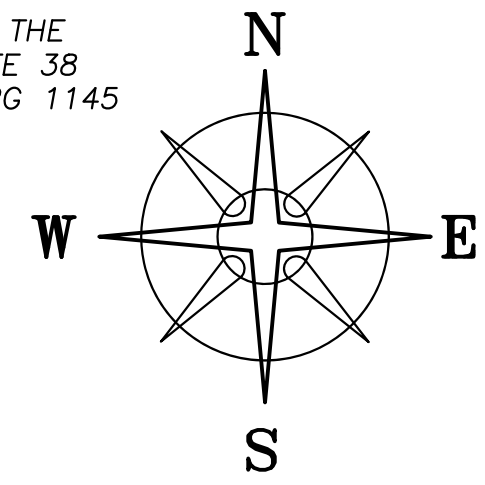


BEARINGS ARE BASED ON THE
CENTERLINE OF STATE ROUTE 38
AS DESCRIBED IN OR 128 PG 1145
N 00°43'42" W



298.6642± ACRES (TOTAL ACRES)
(INCLUDING HARPER'S CEMETERY)
PAINT TWP: 37.4210± ACRES
RANGE TWP: 261.2432± ACRES

DEED REFERENCE
BURR FARMS INC.
DB 258 P 737
PARCEL THREE
A **298.992 ACRES**
PARCEL No. 21-00045.000, 273.992 ACRES
PARCEL No. 14-00042.000, 25 ACRES

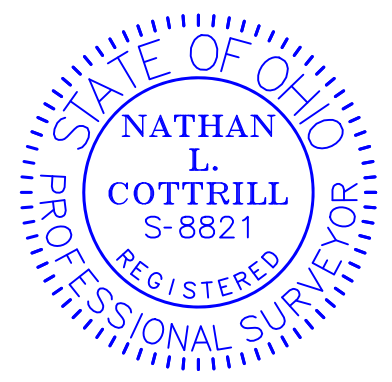
- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊕ MADISON COUNTY MONUMENT #02-017
 - IRON PIN (FOUND)
 - ▲ 6"Ø CONC. R/W MONUMENT (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - ⊠ MAG NAIL (SET) OVER IRON PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

TRIPLE H FAMILY FARMS LLC
OR 284 P 2406
207.4910 ACRES
PLAT 103-01
21-00163.001

TRIPLE H FAMILY FARMS LLC
OR 284 P 2406
302.1515 ACRES
21-00163.002

WATERS FAMILY LLC
OR 128 P 1145
630.8194 ACRES

CHURCH PROTESTANT EPISCOPAL
DB 147 P 491
638.4 ACRES
21-00062.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 09/20/21

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

298.6642± ACRES, VMS 5532, 6101&7278, RANGE & PAINT TOWNSHIPS, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR BURR FARMS, INC.

| | | |
|-------------------|------------------|----------------|
| SCALE : 1" = 300' | JOB No. S210717 | CREW: MW |
| 300' 150' 0 300' | SURVEYED 09/2021 | DWN BY: JRC,MW |
| | DRAWN 09/2021 | CHECK: NC |

COTTRILL SURVEYING, INC

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

298.6642 Acre Tract *Surveyed for Burr Farms, Inc*

The following described 298.6642 acre tract is situated in the State of Ohio, Madison County, Range Township and Paint Township, VMS 5532, 6101 and 7278, being all of a 298.992 acre tract (Range Township Parcel 21-00045.000, 273.992 acres and Paint Township Parcel 14-00042.000, 25 acres) as conveyed to Burr Farms Inc by Deed Book 258 page 737, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the centerline intersection of State Route 38 (60 feet right-of-way) and Watson Road (Township Road 99, 40 feet right-of-way), being in the line between VMS 6101 and 6268, and being at the Northwest corner of said 298.992 acre tract;

Thence, with the centerline of Watson Road with the following two courses:

- 1) **South 85° 56' 22" East** a distance of **727.76 feet** to a mag nail set over an iron pin found;
- 2) **South 86° 13' 14" East**, passing the Paint/Range Township line at 441.0± feet, a total distance of **2162.15 feet** to a 3/4 inch iron pipe found at the Northwest corner of a 207.4910 acre tract conveyed to Triple H Family Farms LLC by Official Record 284 page 2406;

Thence, with the West line of said 207.4910 acre tract, **South 14° 50' 21" East**, passing an iron pin and cap previously set at 21.02 feet, passing an iron pin and cap previously set at the Northwest corner of a 302.1515 acre tract conveyed to Triple H Family Farms LLC by Official Record 284 page 2406 at 1850.82 feet, a total distance of **3078.74 feet** to a 5/8 inch diameter iron pin found;

Thence, continuing with the West line of said 302.1515 acre tract, **South 14° 32' 51" East** a distance of **911.45 feet** to a 24" x 72" x 60" concrete fence post found at the Northeast corner of a 638.4 acre tract conveyed to Church Protestant Episcopal by Deed Book 147 page 491;

Thence, with the North line of said 638.4 acre tract, **North 86° 25' 09" West**, passing an iron pin and cap set inside of a 4.5 inch metal fence post in concrete broken off at ground level at 4083.40 feet, a total distance of **4115.61 feet** to a mag nail set in the centerline of State Route 38;

Thence, with the centerline of State Route 38 with the following four courses:

- 1) **North 26° 26' 13" East** a distance of **461.68 feet** to an iron pin and cap previously set;
- 2) **North 00° 43' 42" West**, passing the Paint/Range Township line at 677.7± feet, a total distance of **1354.04 feet** to a mag nail set;
- 3) **North 01° 15' 10" West** a distance of **1238.32 feet** to a mag nail set, and being in the line between VMS 6268 and 6101;
- 4) with said VMS line, **North 03° 17' 50" East** a distance of **791.25 feet** returning to the **Point of Beginning**, containing **298.6642 Acres** more or less, of which 37.4210 acres more or less is in Paint Township and 261.2432 acres more or less is in Range Township

Bearings are based on the centerline of State Route 38 (North 00° 43' 42" West) as described in Official Record 128 page 1145.

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.

Reserving a portion land for the use of a cemetery (listed as "Harper's Cemetery" in county records, no field evidence found, approximate location shown on accompany plat).

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 September of 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210717-298.6642)




Nathan L. Cottrill, PS #8821