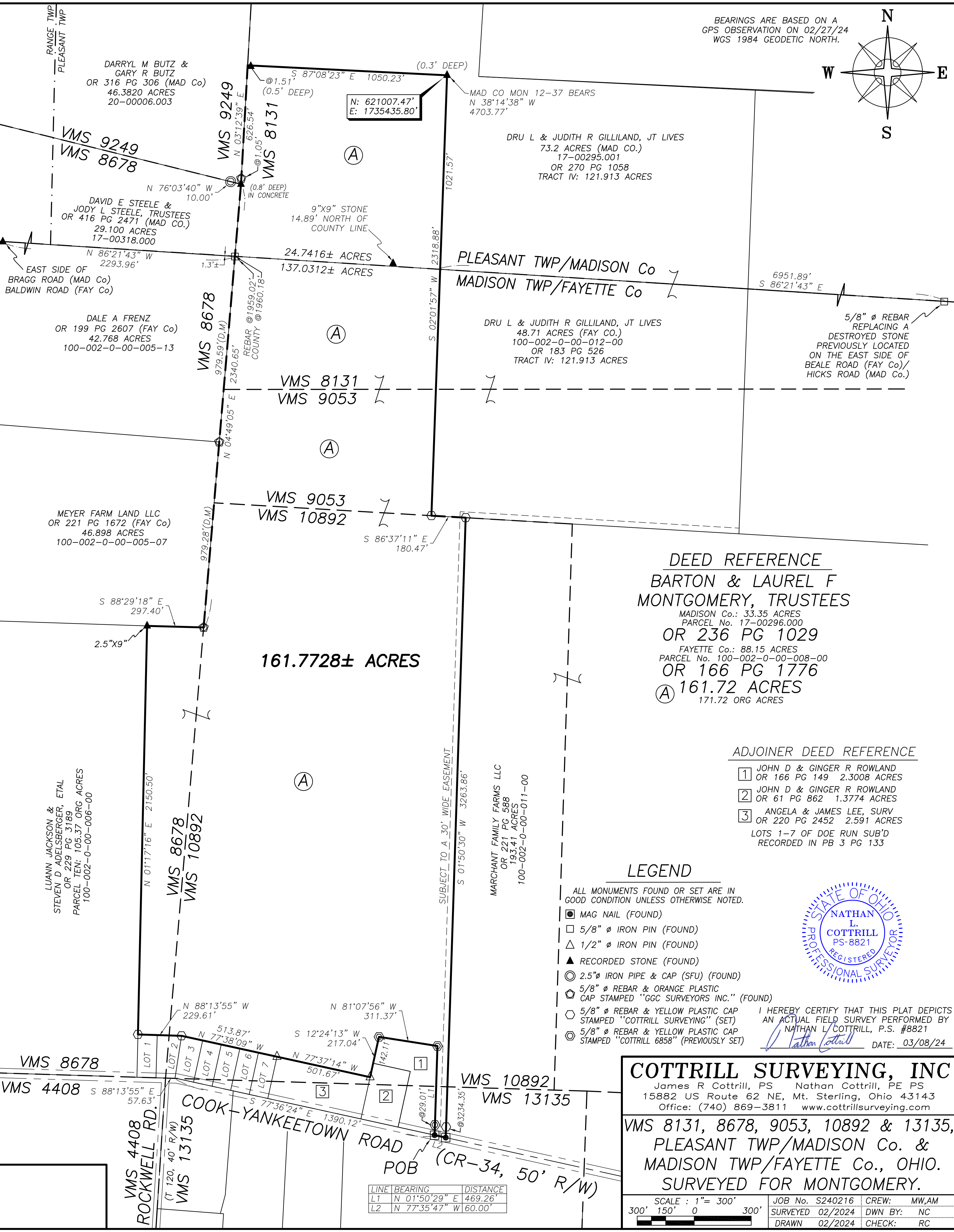
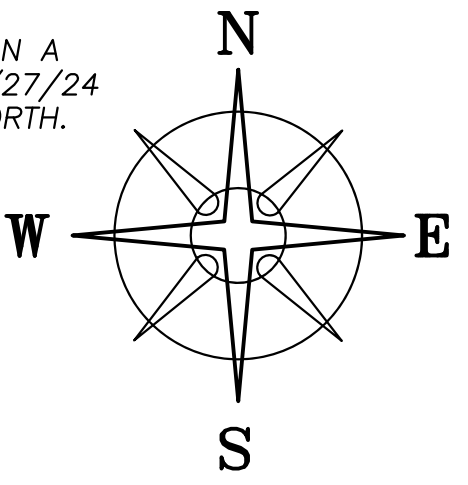


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 02/27/24
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
BARTON & LAUREL F
MONTGOMERY, TRUSTEES
 MADISON Co.: 33.35 ACRES
 PARCEL No. 17-00296.000
OR 236 PG 1029
 FAYETTE Co.: 88.15 ACRES
 PARCEL No. 100-002-0-00-008-00
OR 166 PG 1776
 (A) **161.72 ACRES**
 171.72 ORG ACRES

ADJOINER DEED REFERENCE

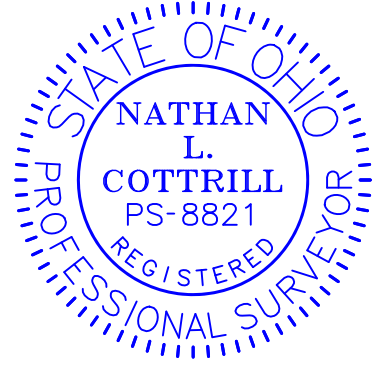
- 1 JOHN D & GINGER R ROWLAND
OR 166 PG 149 2.3008 ACRES
 - 2 JOHN D & GINGER R ROWLAND
OR 61 PG 862 1.3774 ACRES
 - 3 ANGELA & JAMES LEE, SURV
OR 220 PG 2452 2.591 ACRES
- LOTS 1-7 OF DOE RUN SUB'D
RECORDED IN PB 3 PG 133

LEGEND

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

- MAG NAIL (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ 1/2" Ø IRON PIN (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊙ 2.5" Ø IRON PIPE & CAP (SFU) (FOUND)
- ⊕ 5/8" Ø REBAR & ORANGE PLASTIC CAP STAMPED "GCC SURVEYORS INC." (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L COTTRILL, P.S. #8821
Nathan Cottrill DATE: 03/08/24



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 8131, 8678, 9053, 10892 & 13135,
PLEASANT TWP/MADISON Co. &
MADISON TWP/FAYETTE Co., OHIO.
SURVEYED FOR MONTGOMERY.

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

JOB No. S240216	CREW: MW,AM
SURVEYED 02/2024	DWN BY: NC
DRAWN 02/2024	CHECK: RC

LINE	BEARING	DISTANCE
L1	N 01°50'29" E	469.26'
L2	N 77°35'47" W	60.00'

COTTRILL SURVEYING, INC

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

161.7728 Acre Tract *Surveyed for Montgomery*

The following described 161.7728 acre tract is situated in the State of Ohio, Fayette County, Madison Township and Madison County, Pleasant Township, VMS 8131, of VMS 8678, VMS 9053, VMS 10829 and VMS 13135, being all of a 161.722 acre tract (171.72 original acres, Fayette County Parcel 10000200000800, 88.15 acres and Madison County Parcel17-00296.000, 33.35 acres) conveyed to Barton and Laurel F Montgomery, Trustees by Official Record 236 page 1029 (Madison County Recorder) and Official Record 166 page 1776 (Fayette County Recorder), and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Cook-Yankeetown Road (County Road 34, 50 feet right-of-way) at the Southeast corner of a 2.3008 acre tract conveyed to John D and Ginger R Rowland by Official Record 166 page 149 (Fay Co) and a corner to said 161.72 acre tract, said mag nail bears South 88° 13' 55" East a distance of 57.63 feet and South 77° 36' 24" East a distance of 1390.12 feet from the centerline intersection of Cook-Yankeetown Road and Rockwell Road (Township Road 120, 40 feet right-of-way);

Thence, around said 2.3008 acre tract with the following three courses:

- 1) **North 01° 50' 29" East**, passing an iron pin and cap previously set at 29.01 feet, a total distance of **469.26 feet** to an iron pin and cap previously set;
- 2) **North 81° 07' 56" West** a distance of **311.37 feet** to an iron pin and cap previously set;
- 3) **South 12° 24' 13" West**, passing the Northwest corner of a 1.3774 acre tract conveyed to John D and Ginger R Rowland by Official Record 61 page 862 (Fay Co) at 412.11 feet, continuing with the West line of said 1.3774 acre tract, a total distance of **217.04 feet** to a 1/2 inch diameter iron pin found at the Northeast corner of a 2.591 acre tract conveyed to Angela and James Lee, Survivorship by Official Record 220 page 2452 (Fay Co);

Thence, with the North line of said 2.591 acre tract, **North 77° 37' 14" West** a distance of **501.67 feet** to a 1/2 inch diameter iron pin found at the Northeast corner of Lot 7 of run Subdivision as recorded in Plat Book three page 133 (Fay Co);

Thence, with the North line of said subdivision with the following two courses:

- 1) **North 77° 38' 09" West** a distance of **513.87 feet** to an iron pin and cap set;
- 2) **North 88° 13' 55" West** a distance of **229.61 feet** to an iron pin and cap set in the East line of a 105.37 original acre tract conveyed to Launn Jackson and Steven D Adelsberger, et.al. by Official Record 229 page 3189 (Fay Co);

Thence, with the East line of said 105.37 original acre tract, **North 01° 17' 16" East** a distance of **2150.50 feet** to a 2.5-inch by 9-inch stone found in the South line of a 46.898 acre tract conveyed to Meyer Farm Land LLC by Official Record 221 page 1672 (Fay Co);

Thence, around said 46.898 acre tract with the following two courses:

- 1) **South 88° 29' 18" East** a distance of **297.40 feet** to a 5/8 inch diameter rebar and orange plastic cap stamped "GGC SURVEYORS INC" found in the line between VMS 8678 and VMS 10892;
- 2) with said VMS line, **North 04° 49' 05" East**, passing a 5/8 inch diameter rebar and orange plastic cap stamped "GGC SURVEYORS INC" found at the Southeast corner of a 42.768 acre tract conveyed to Dale A Frenz by Official Record 199 page 2607 (Fay Co) at 979.28 feet, continuing with the East line of said 42.768 acre tract, passing the Southeast corner of a 29.100 acre tract conveyed to David E Steele and Jody L Steele, Trustees by Official Record 416 page 2471 (Mad Co) at 1958.87 feet, continuing with the East line of said 29.100 acre tract, passing a 5/8 inch diameter rebar found at 1959.02 feet, passing the Fayette/Madison County Line at 1960.18 feet, a total distance of **2340.65 feet** to a recorded stone found in concrete at the Southeast corner of a 46.3820 acre tract conveyed to Darryl M Butz and Gary R Butz by Official Record 316 page 306 (Mad Co) and

at the corner to VMS 9249, VMS 8678 and VMS 8131, from said stone a 2.5 inch diameter iron pipe and cap found bears North 76° 03' 40" West a distance of 10.00 feet;

Thence, with the East line of said 46.3820 acre tract and with the line between VMS 8131 and VMS 9249, **North 03° 12' 39" East**, passing a 5/8 inch diameter rebar and orange plastic cap stamped "GGC SURVEYORS INC" found at 1.05 feet, a total distance of **626.54 feet** to a corner to a 121.913 acre tract (73.2 acres in Madison County and 48.71 acres in Fayette County) conveyed to Dru L and Judith R Gilliland, Joint Lives by Official Record 270 page 1058 (Mad Co) and Official Record 183 page 526 (Fay Co);

Thence, around said 121.913 acre tract with the following three courses:

- 1) **South 87° 08' 23" East**, passing a recorded stone found at 1.51 feet, a total distance of **1050.23 feet** to a recorded stone found;
- 2) **South 02° 01' 57" West**, passing the Madison/Fayette County Line at 1021.57 feet, a total distance of **2318.88 feet** to an iron pin and cap set in the line between VMS 9053 and VMS 10892;
- 3) with said VMS line, **South 86° 37' 11" East** a distance of **180.47 feet** to an iron pin and cap set at the Northwest corner of a 193.41 acre tract conveyed to Merchant Family Farms LLC by Official Record 221 page 588 (Fay Co);

Thence, with the West line of said 193.41 acre tract, **South 01° 50' 30" West**, passing an iron pin and cap set at 3234.35 feet, a total distance of **3263.86 feet** to a mag nail found in the centerline of Cook-Yankeetown Road;

Thence, with the centerline of Cook-Yankeetown Road, **North 77° 35' 47" West** a distance of **60.00 feet** returning to the **Point of Beginning**, containing **161.7728 Acres** more or less, of which 137.0312 acres more or less is in Fayette County and 24.7416 acres more or less is in Madison County

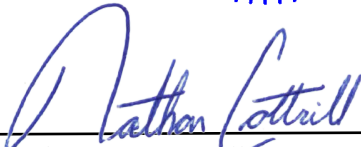
Bearings are based on a GPS observation on February 27, 2024, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February 2024.




Nathan L. Cottrill, PS #8821
(Job #S240216-161.7728)