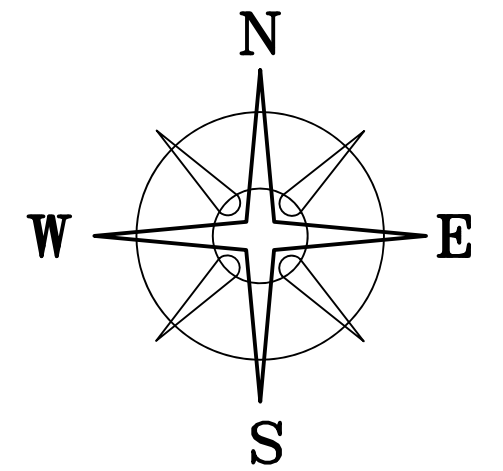


BASES OF BEARING IS THE NORTH LINE OF THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES 138.849 ACRE TRACT (N 86°29'11" E) AS DESCRIBED IN OR 319 P 2636



DEED REFERENCE
RALPH G ROHNER JR,
SUCCESSOR TRUSTEE

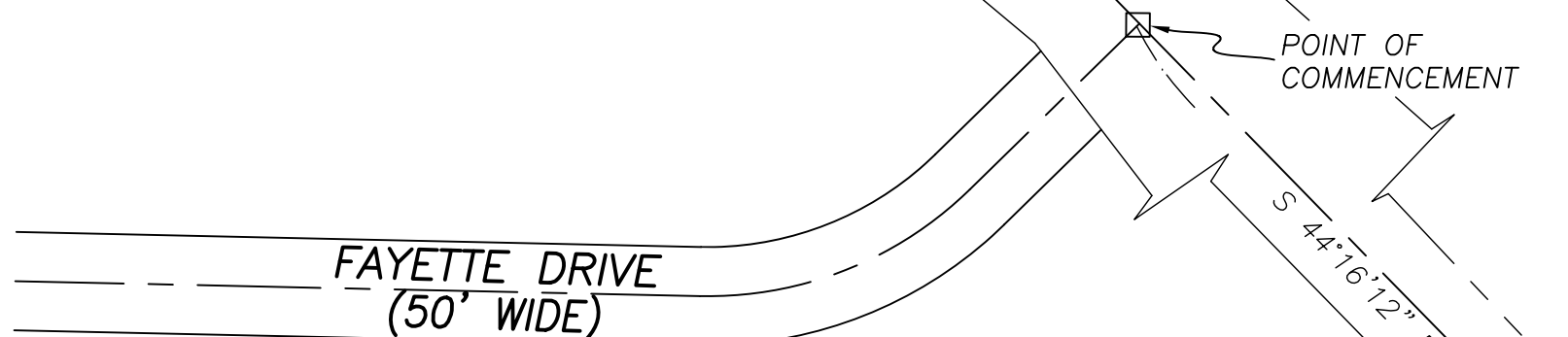
OF THE KAREN E ROHNER TRUST
DATED MARCH 15, 1981 TRUST B

OR 294 PG 109

(A) 34.08 ACRES TRACT ONE
PARCEL No. 08-00842.000

(B) 22.926 ACRES TRACT TWO
PARCEL No. 08-00842.000

LINE	BEARING	DISTANCE
L1	S 64°38'07" W	59.61'
L2	S 54°30'53" W	111.54'
L3	S 74°00'11" W	54.74'
L4	N 70°25'55" W	39.59'
L5	S 74°24'56" W	63.58'
L6	S 89°32'21" W	70.77'
L7	S 74°05'06" W	53.96'
L8	N 74°05'06" E	53.96'
L9	N 89°32'21" E	70.77'
L10	N 74°24'56" E	63.58'
L11	S 70°25'55" E	39.59'
L12	N 74°00'11" E	54.74'
L13	N 54°30'53" E	111.54'
L14	N 64°38'07" E	59.61'
L15	N 76°15'27" E	599.94'
L16	S 74°29'33" E	564.96'
L17	S 00°44'33" E	283.80'
L18	S 76°45'27" W	120.78'
L19	S 74°15'27" W	80.52'
L20	S 18°15'27" W	107.58'
L21	S 22°44'33" E	281.82'
E1	S 74°44'44" E	71.54'
E2	S 83°49'33" E	195.26'
E3	S 77°38'10" E	114.18'
E4	S 68°23'21" E	146.74'
E5	S 53°35'02" E	159.06'
E6	S 42°25'22" E	28.09'

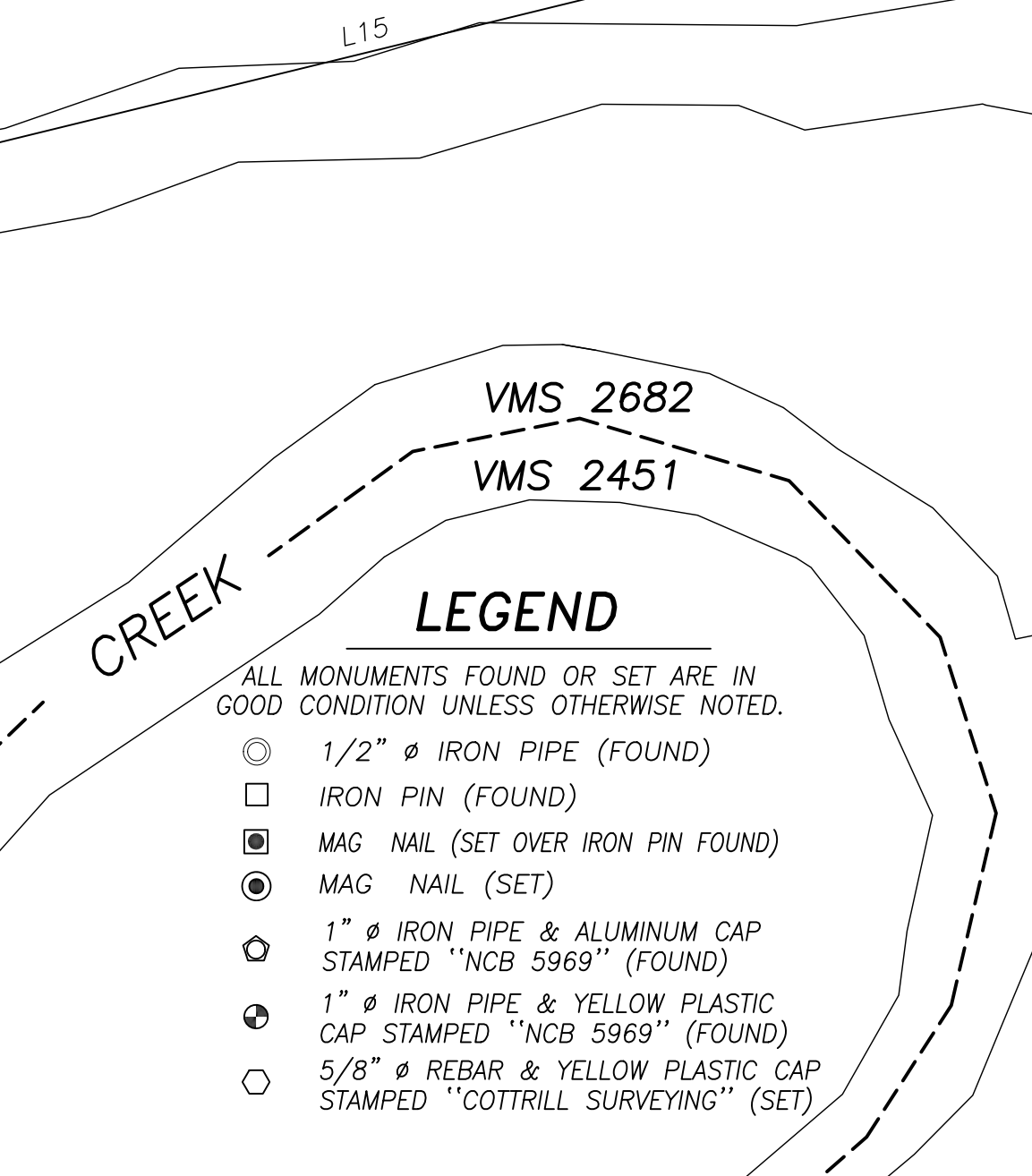
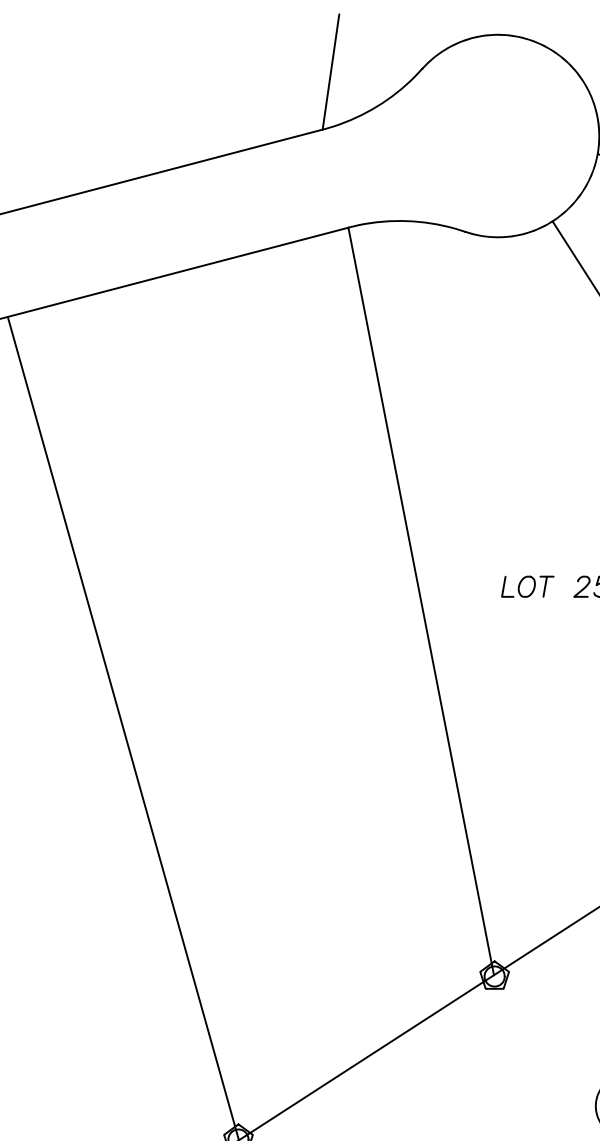


TAYLOR BLAIR ESTATES
PB 2 PG 227

TPOB
N: 715,874.300'
E=1,744,942.847'

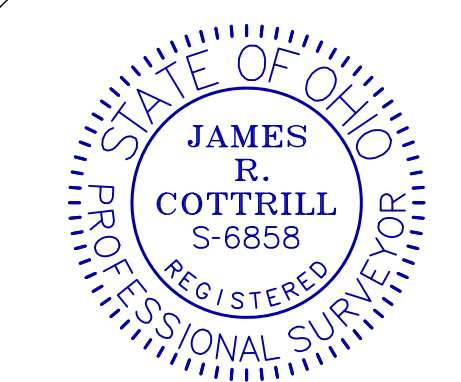
6.3427± ACRES

8.8041± ACRES



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1/2" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET OVER IRON PIN FOUND)
- MAG NAIL (SET)
- ⊕ 1" Ø IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
- ⊕ 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/22/21

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

6.3427± & 8.8041± ACRES
VMS 2682, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RALPH ROHNER

SCALE : 1" = 100'	JOB No. S210106A	CREW: MW
100' 50' 0 100'	SURVEYED 3/2021	DWN BY: JRC,MW
	DRAWN 3/2021	CHECK: NC

COTTRILL SURVEYING, INC

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

6.3427 Acre Tract Surveyed for Ralph Rohner

The following described 6.3427 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2682, being part of a 34.08 acre tract (Parcel 08-00842.000, Tract One) conveyed to Ralph G Rohner, Jr, Successor Trustee of the Karen E Rohner Trust dated March 15, 1981, Trust B by Official Record 294 page 109, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way and Fayette Drive (50 feet wide);

Thence, with the centerline of Taylor Blair Road, South 44° 16' 12" East a distance of 625.18 feet to a mag nail set over an iron pin found at the East corner of Lot 1 of Taylor Blair Estates as recorded in Plat Book 2 page 227 and the North corner of said 34.08 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Taylor Blair Road, **South 44° 23' 41" East** a distance of **417.33 feet** to a mag nail set in the centerline of a ditch;

Thence, with an open ditch across said 34.08 acre tract with the following seven new courses:

- 1) **South 64° 38' 07" West**, passing an iron pin and cap set at 28.67 feet, a total distance of **59.61 feet** to a point;
- 2) **South 54° 30' 53" West** a distance of **111.54 feet** to a point;
- 3) **South 74° 00' 11" West** a distance of **54.74 feet** to a point;
- 4) **North 70° 25' 55" West** a distance of **39.59 feet** to a point;
- 5) **South 74° 24' 56" West** a distance of **63.58 feet** to a point;
- 6) **South 89° 32' 21" West** a distance of **70.77 feet** to a point;
- 7) **South 74° 05' 06" West** a distance of **53.96 feet** to a point;

Thence, across said 34.08 acre tract with the following two new courses:

- 1) Leaving said ditch, **South 45° 36' 20" West**, passing an iron pin and caps set at 10.00 feet and 337.91 feet, a total distance of **378.88 feet** to a point near the bank of a creek;
- 2) **North 48° 50' 41" West** a distance of **376.08 feet** to an iron pin and cap set in the Southeast line of Lot 25 of said Taylor Blair Estates Subdivision;

Thence, with the Southeast line of said subdivision, **North 57° 05' 33" East**, passing an iron pin and cap set at 70.46 feet, passing 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 779.87 feet, a total distance of **810.48 feet** returning to the **True Point of Beginning**, containing **6.3427 Acres** more or less.

Bearings are based on the North line of a 138.849 acre tract (North 50° 36' 53" West) as described in Official Record 319 page 2636.

Subject to and easement as shown on the plat accompanying this legal description, and described separately, and conveyed to The State of Ohio Department of Natural Resources by Official Record _____ page _____.

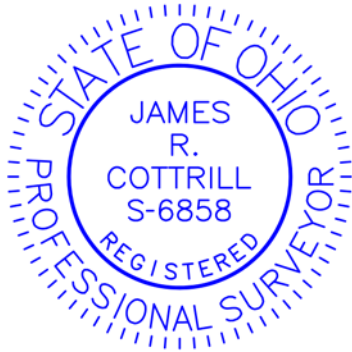
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 March of 2021 by James R. Cottrill, PS registration #6858. (Job #S210106-6.3427)

James R. Cottrill

James R. Cottrill, PS #6858



COTTRILL SURVEYING, INC

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

8.8041 Acre Tract *Surveyed for Ralph Rohner*

The following described 8.8041 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2682, being part of a 34.08 acre tract (Parcel 08-00842.000, Tract One) and part of a 22.926 acre tract (Parcel 08-00842.000, Tract Two) both conveyed to Ralph G Rohner, Jr, Successor Trustee of the Karen E Rohner Trust dated March 15, 1981, Trust B by Official Record 294 page 109, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way and Fayette Drive (50 feet wide);

Thence, with the centerline of Taylor Blair Road with the following two courses:

- 1) South 44° 16' 12" East a distance of 625.18 feet to a mag nail set over an iron pin found at the North corner of said 34.08 acre tract;
- 2) South 44° 23' 41" East a distance of 827.97 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 34.08 acre tract with the following three new courses:

- 1) **South 50° 51' 33" West**, passing iron pin and caps set at 29.54 feet and 464.46 feet, a total distance of **725.46 feet** to an iron pin and cap set;
- 2) **North 48° 50' 41" West**, passing the East line of said 22.926 acre tract at 67.08 feet, continuing across said 22.926 acre tract, passing the line common to said 34.08 acre tract at 522.74 feet, continuing across said 34.08 acre tract, a total distance of **549.65 feet** to a point near the bank of a creek;
- 3) **North 45° 36' 20" East**, passing an iron pin and caps set at 40.97 feet and 368.88 feet, a total distance of **378.88 feet** to the centerline of an open ditch;

Thence, with an open ditch across said 34.08 acre tract with the following seven new courses:

- 1) **North 74° 05' 06" East** a distance of **53.96 feet** to a point;
- 2) **North 89° 32' 21" East** a distance of **70.77 feet** to a point;
- 3) **North 74° 24' 56" East** a distance of **63.58 feet** to a point;
- 4) **South 70° 25' 55" East** a distance of **39.59 feet** to a point;
- 5) **North 74° 00' 11" East** a distance of **54.74 feet** to a point;
- 6) **North 54° 30' 53" East** a distance of **111.54 feet** to a point;
- 7) **North 64° 38' 07" East**, passing iron pin and cap set at 30.94 feet, a total distance of **59.61 feet** to the centerline of Taylor Blair Road;

Thence, with the centerline of Taylor Blair Road, **South 44° 23' 41" East** a distance of **410.64 feet** returning to the **True Point of Beginning**, containing **8.8041 Acres** more or less, of which 8.0043 acres more or less is part of said 34.08 acre tract and 0.7998 acres more or less is part of said 22.926 acre tract.

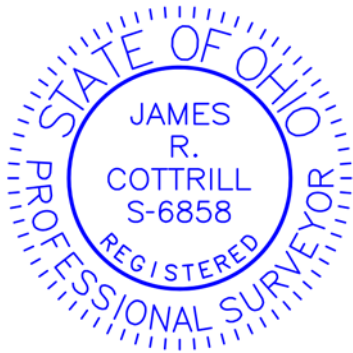
Bearings are based on the North line of a 138.849 acre tract (North 50° 36' 53" West) as described in Official Record 319 page 2636.

Subject to and easement as shown on the plat accompanying this legal description, and described separately, and conveyed to The State of Ohio Department of Natural Resources by Official Record _____ page _____.

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 March of 2021 by James R. Cottrill, PS registration #6858. (Job #S210106-8.8041)



James R. Cottrill

James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

EASEMENT Surveyed for Ralph Rohner

The following described 2.4023 acre Easement is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2682, being part of a 34.08 acre tract (Parcel 08-00842.000, Tract One) and part of a 22.926 acre tract (Parcel 08-00842.000, Tract Two) both conveyed to Ralph G Rohner, Jr, Successor Trustee of the Karen E Rohner Trust dated March 15, 1981, Trust B by Official Record 294 page 109, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way and Fayette Drive (50 feet wide);

Thence, with the centerline of Taylor Blair Road with the following two courses:

- 1) South 44° 16' 12" East a distance of 625.18 feet to a mag nail set over an iron pin found at the North corner of said 34.08 acre tract;
- 2) South 44° 23' 41" East a distance of 827.97 feet to a mag nail set

Thence, across said 34.08 acre tract, South 50° 51' 33" West a distance of 725.46 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 34.08 acre tract, **North 48° 50' 41" West**, passing the line between said 34.08 acre tract and 22.926 acre tract at 67.08 feet and again at 522.74 feet, a total distance of **605.11 feet** to a point in the 910' contour line;

Thence, continuing across said 34.08 acre tract and with said 910' contour line with the following six courses:

- 1) **South 74° 44' 44" East** a distance of **71.54 feet** to a point;
- 2) **South 83° 49' 33" East**, passing an iron pin and cap set at 67.59 feet, a total distance of **195.26 feet** to an iron pin and cap set;
- 3) **South 77° 38' 10" East** a distance of **114.18 feet** to an iron pin and cap set;
- 4) **South 68° 23' 21" East** a distance of **146.74 feet** to an iron pin and cap set;
- 5) **South 53° 35' 02" East** a distance of **159.06 feet** to an iron pin and cap set;
- 6) **South 42° 25' 22" East** a distance of **28.09 feet** to an iron pin and cap set;

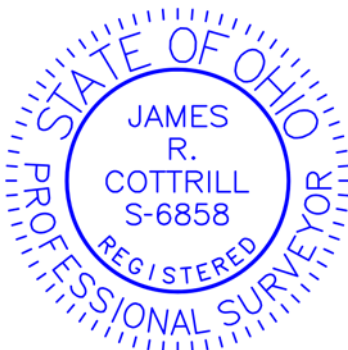
Thence, leaving said 910' contour and continuing across said 34.08 acre tract, **South 50° 51' 33" West** a distance of **261.00 feet** returning to the **True Point of Beginning**, containing **2.4023 Acres** more or less, of which 1.6025 acres more or less is part of said 34.08 acre tract and 0.7998 acres more or less is part of said 22.926 acre tract.

Bearings are based on the North line of a 138.849 acre tract (North 50° 36' 53" West) as described in Official Record 319 page 2636.

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 March of 2021 by James R. Cottrill, PS registration #6858. (Job #S210106-EASE)




James R. Cottrill, PS #6858