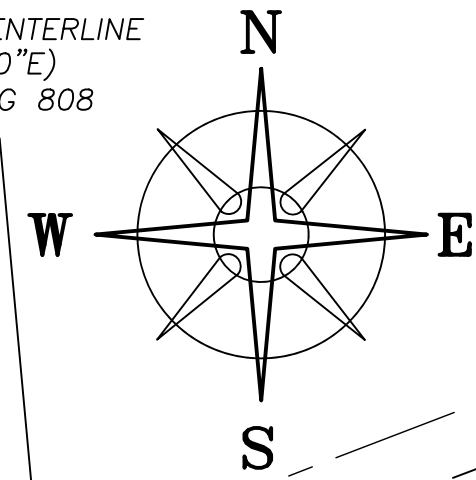


DEED REFERENCE
DONALD W & KRISTINA R
MURPHY, TRUSTEES
OR 423 PG 975
A 12.452 ACRES
PARCEL No. 08-00838.000

BEARINGS BASED ON THE CENTERLINE
OF ST RT 142 (N69°00'00"E)
AS DESCRIBED IN OR 104 PG 808



LEGEND

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

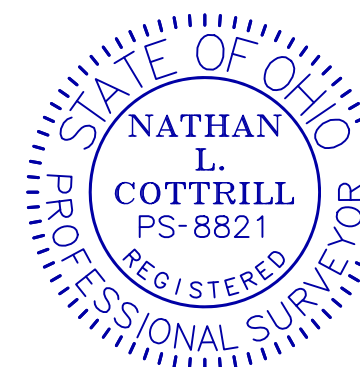
- MONUMENT BOX (FOUND)
- MAG NAIL (SET)
- R/W MONUMENT (FOUND)
- 3/4" SOLID IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- 1/2" Ø REBAR (FOUND)
- COUNTY MONUMENT 12-39 (FOUND)
- 2.5" Ø IRON FENCE POST IN CONCRETE
(FOUND, CUT OFF @GRAD)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LINE	BEARING	DISTANCE
L1	S 12°58'45" E	30.30'
L2	S 69°00'00" W	20.20'
L3	N 69°00'00" E	366.56'
L4	S 09°00'26" E	20.45'
L5	S 69°00'00" W	365.12'
L6	N 12°58'45" W	20.20'

POB
N=702033.59'
E=1735027.02'

KIRK K MILLER
OR 425 PG 2544
5.3378 ACRES
PARCEL No. 08-00630.001

DIANA L MATHEWS
OR 421 PG 1566
5.014 ACRES
PARCEL No. 08-00586.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L COTTRILL, P.S. #8821
DATE: 01/08/25

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

**4.2159±, 4.1461± & 4.0748± ACRES,
VMS 9231 & 12128, JEFFERSON TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MURPHY.**

SCALE : 1" = 100'
100' 50' 0 100'
JOB No. S241211 CREW: MW
SURVEYED 01/02/25 DWN BY: NC
DRAWN 01/06/25 CHECK: RC

COTTRILL SURVEYING, INC

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

4.0748 Acre Tract Surveyed for Murphy

The following described 4.0748 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231 and VMS 12128, being part of a 12.452 acre tract (Parcel 08-00838.000) conveyed to Donald W and Kristina R Murphy, Trustees by Official Record 423 page 975, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 feet right-of-way) at the Northwest corner of a 5.3378 acre tract conveyed to Kirk K Miller by Official Record 425 page 2544 and the Northeast corner of said 12.452 acre tract, said point bears North 68° 59' 05" East a distance of 2625.90 feet and North 69° 00' 00" East a distance of 1062.24 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the West line of said 5.3378 acre tract, **South 05° 01' 25" East**, passing an iron pin and cap previously set at 34.10 feet, passing a 5/8 inch diameter rebar found at 571.10 feet, a total distance of **597.10 feet** to a 2.5 inch diameter metal fence post found (cut off at grade) in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines, LLC by Deed Book 237 page 255;

Thence, with the Northwest line of said 39.899 acre tract, **South 67° 06' 55" West** a distance of **287.82 feet** to an iron pin and cap set;

Thence, with a new line across said 12.452 acre tract, **North 09° 00' 26" West**, passing iron pin and cap set at 565.86 feet, a total distance of **596.53 feet** to a mag nail set in the centerline of State Route 142

Thence, with the centerline of State Route 142, **North 69° 00' 00" East** a distance of **328.06 feet** returning to the **True Point of Beginning**, containing **4.0748 Acres** more or less.

Bearings are based on the centerline of State Route 142 (North 69° 00' 00" East) as described in Official Record 104 page 808.

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 January 2, 2025.



A handwritten signature in blue ink that reads "Nathan L. Cottrill". The signature is written in a cursive style and is positioned above a horizontal line.

Nathan L. Cottrill, PS #8821
(Job #S241211-4.0748)

COTTRILL SURVEYING, INC

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

4.1461 Acre Tract Surveyed for Murphy

The following described 4.1461 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231 and VMS 12128, being part of a 12.452 acre tract (Parcel 08-00838.000) conveyed to Donald W and Kristina R Murphy, Trustees by Official Record 423 page 975, and being more particularly described as follows:

Commencing at a point in the centerline of State Route 142 (60 feet right-of-way) at the Northeast corner of a 5.014 acre tract conveyed to Diana L Mathews by Official Record 521 page 1566 and the Northwest corner of said 12.452 acre tract, said point bears North 68° 59' 05" East a distance of 2625.90 feet and North 69° 00' 00" East a distance of 78.06 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the centerline of State Route 142, North 69° 00' 00" East a distance of 328.06 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 142, **North 69° 00' 00" East** a distance of **328.06 feet** to a mag nail set;

Thence, with a new line across said 12.452 acre tract, **South 09° 00' 26" East**, passing iron pin and cap set at 30.67 feet, a total distance of **596.53 feet** to an iron pin and cap set in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines, LLC by Deed Book 237 page 255;

Thence, with the Northwest line of said 39.899 acre tract, **South 67° 06' 55" West** a distance of **287.82 feet** to an iron pin and cap set;

Thence, with a new line across said 12.452 acre tract, **North 12° 58' 45" West**, passing iron pin and cap set at 568.53 feet, a total distance of **598.83 feet** returning to the **True Point of Beginning**, containing **4.1461 Acres** more or less.

Bearings are based on the centerline of State Route 142 (North 69° 00' 00" East) as described in Official Record 104 page 808.

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 January 2, 2025.



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

Nathan L. Cottrill, PS #8821
(Job #S241211-4.1461)

COTTRILL SURVEYING, INC

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

4.2159 Acre Tract Surveyed for Murphy

The following described 4.2159 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231 and VMS 12128, being part of a 12.452 acre tract (Parcel 08-00838.000) conveyed to Donald W and Kristina R Murphy, Trustees by Official Record 423 page 975, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 142 (60 feet right-of-way) at the Northeast corner of a 5.014 acre tract conveyed to Diana L Mathews by Official Record 421 page 1566 and the Northwest corner of said 12.452 acre tract, said point bears North 68° 59' 05" East a distance of 2625.90 feet and North 69° 00' 00" East a distance of 78.06 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the centerline of State Route 142, **North 69° 00' 00" East** a distance of **328.06 feet** to a mag nail set;

Thence, with a new line across said 12.452 acre tract, **South 12° 58' 45" East**, passing iron pin and cap set at 30.30 feet, a total distance of **598.83 feet** to an iron pin and cap set in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines, LLC by Deed Book 237 page 255;

Thence, with the Northwest line of said 39.899 acre tract, **South 67° 06' 55" West** a distance of **287.60 feet** to a 2.5 inch diameter metal fence post found (cut off at grade) at the Southeast corner of said Mathews' 5.014 acre tract;

Thence, with the East line of said 5.014 acre tract, **North 16° 55' 21" West**, passing iron pin and cap set at 572.33 feet and a 2.5 inch iron fence post at 573.16 feet, a total distance of **603.96 feet** returning to the **Point of Beginning**, containing **4.2159 Acres** more or less.

Bearings are based on the centerline of State Route 142 (North 69° 00' 00" East) as described in Official Record 104 page 808.

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 January 2, 2025.



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

Nathan L. Cottrill, PS #8821
(Job #S241211-4.2159)

COTTRILL SURVEYING, INC

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

Drainage Easement Surveyed for Murphy

The following described 20 feet wide drainage easement is situated in the State of Ohio, Madison County, Jefferson Township, VMS 9231, being part of a 12.452 acre tract (Parcel 08-00838.000) conveyed to Donald W and Kristina R Murphy, Trustees by Official Record 423 page 975, and being more particularly described as follows:

Commencing at a point in the centerline of State Route 142 (60 feet right-of-way) at the Northeast corner of a 5.014 acre tract conveyed to Diana L Mathews by Official Record 521 page 1566 and the Northwest corner of said 12.452 acre tract, said point bears North 68° 59' 05" East a distance of 2625.90 feet and North 69° 00' 00" East a distance of 78.06 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the centerline of State Route 142, North 69° 00' 00" East a distance of 328.06 feet to a mag nail set;

Thence, across said 12.452 acre tract, South 12° 58' 45" East a distance of 30.30 feet to an iron pin and cap set in the south right-of-way line of State Route 142;

Thence, with the south right-of-way line of State Route 142, South 69° 00' 00" West a distance of 20.20 feet to the **True Point of Beginning**;

Thence, continuing with the south right-of-way line of State Route 142, **North 69° 00' 00" East** a distance of **366.56 feet** to a point;

Thence, across said 12.452 acre tract with the following three courses:

- 1) **South 09° 00' 26" East** a distance of **20.45 feet** to a point;
- 2) **South 69° 00' 00" West** a distance of **365.12 feet** to a point;
- 3) **North 12° 58' 45" West** a distance of **20.20 feet** returning to the **True Point of Beginning**, containing **0.1680 Acres** more or less.

Bearings are based on the centerline of State Route 142 (North 69° 00' 00" East) as described in Official Record 104 page 808.

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 January 2, 2025.



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

Nathan L. Cottrill, PS #8821
(Job #S241211-4.1461)