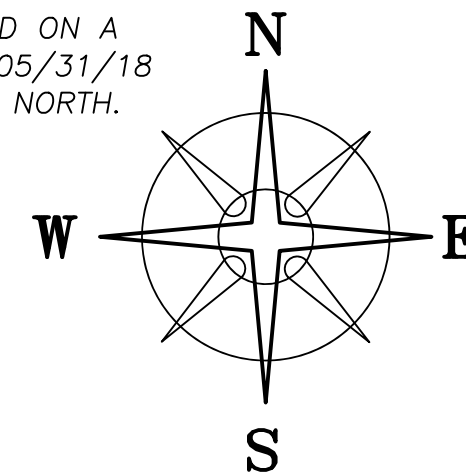
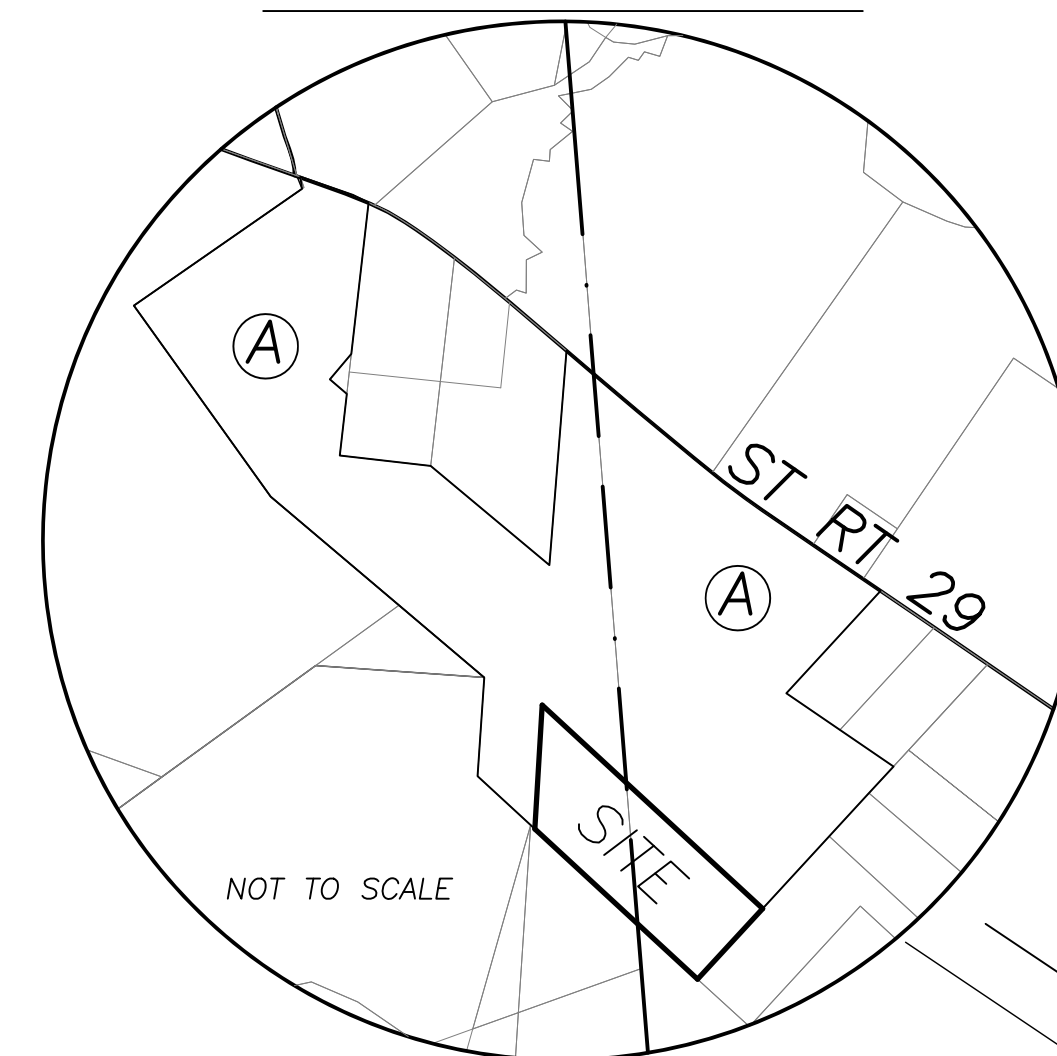


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 05/31/18  
WGS 1984 GEODETIC NORTH.



### LOCATION MAP



### DEED REFERENCE

EMMETT M SCHROCK  
OR 98 PG 1717  
120.931 ACRES

65.708 ACERS IN DEERCREEK TWP  
PARCEL No. 06-00012.000  
55.223 ACERS IN JEFFERSON TWP  
PARCEL No. 08-00902.000  
169.152 ORG. ACRES

VMS 8926  
VMS 7829

(A)

N 02°43'47" E 612.33'

565.47±

(A)

JEFFERSON TOWNSHIP  
DEERCREEK TOWNSHIP  
(7.1758± ACRES  
(SCALED FROM GIS)  
6.8242± ACRES)

S 47°57'09" E 1481.27'

(A)

14.0000± ACRES

N 47°57'09" W 1093.37'

403.85±

S 42°02'13" W 473.73'

AGNL TRACTOR III (OH-1) LLC  
OR 376 PG 2207  
10.438 ACRES  
08-00902.003

13.178 ACRES  
08-00481.000

TPOB  
N=716521.45'  
E=1724341.79'

137.909 ACRES  
05-00214.000

10.407 ACRES  
06-00005.001

### LEGEND

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

- MONUMENT BOX (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MADISON CO MONUMENT 02-016
- MAG NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "CLAPSADDLE RS 6140" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)

PAUL W. SCHROCK, TRUSTEE  
OR 431 PG 1596  
161.494 ACRES  
178.877 ORG ACRES



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

DATE: 03/04/25

### 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

14.0000± ACRES, VMS 7829,  
DEERCREEK & JEFFERSON TWPS,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SCHROCK

SCALE : 1" = 100'  
100' 50' 0 100'

JOB No. S250208 CREW: MW  
SURVEYED 02/28/25 DWN BY: NC  
DRAWN 03/03/25 CHECK: MW

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **14.0000 Acre Tract** **Surveyed for Schrock**

The following described 14.0000 acre tract is situated in the State of Ohio, Madison County, Deercreek Township and Jefferson Township, VMS 7829, being part of a 120.931 acre tract (Deercreek Township Parcel 06-00012.000 and Jefferson Township Parcel 08-00902.000, originally being a 169.152 acre tract) as conveyed to Emmett M Schrock by Official Record 98 page 1717, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 29 (60 feet right-of-way) and US Route 42 (60 feet right-of-way);

Thence, with the centerline of State Route 29, North 56° 11' 37" West a distance of 1167.07 feet to a mag nail found at the northeast corner of said original 169.152 acre tract;

Thence, with the Southeast line of said original 169.152 acre tract with the following two courses:

- 1) South 42° 02' 34" West a distance of 867.60 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 2) South 42° 02' 13" West a distance of 1248.43 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at the West corner of a 10.438 acre tract conveyed to AGNL Tractor III (OH-1) LLC by Official Record 376 page 2207, being in the Northeast line of a 161.494 acre tract conveyed to Paul W Schrock, Trustee by Official Record 431 page 1596 and the South corner of said 120.931 acre tract and being the **True Point of Beginning**;

Thence, with the Northeast line of said 161.494 acre tract, **North 47° 57' 09" West**, passing the Jefferson/Deercreek Township line at 403.85± feet, a total distance of **1093.37 feet** to an iron pin and cap set;

Thence, across said 120.931 acre tract with the following two new courses:

- 1) **North 02° 43' 47" East** a distance of **612.33 feet** to an iron pin and cap set;
- 2) **South 47° 57' 09" East**, passing the Jefferson/Deercreek Township line at 565.47± feet, a total distance of **1481.27 feet** to an iron pin and cap set in the Northwest line of said 10.438 acre tract;

Thence, with the Northwest line of said 10.438 acre tract, **South 42° 02' 13" West** a distance of **473.73 feet**, returning to the **True Point of Beginning**, containing **14.0000 Acres** more or less, of which 7.1758 acres more or less is in Jefferson Township and 6.8242 acres more or less is in Deercreek Township.

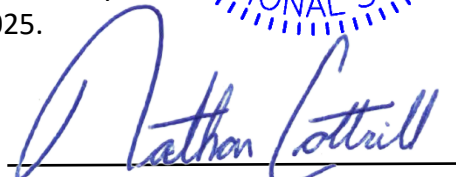
Bearings are based on a GPS observation on May 31, 2018, WGS 1984 Geodetic North.

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 28, 2025.



  
Nathan L. Cottrill, PS #8821  
(Job #S250208-14.0000)